

EXHIBIT 3

APPRAISAL AWARD

Insured: Coral Realty LLC
Date of Loss: December 5, 2012
Insurer: Federal Insurance Company
Policy #: 009 9836120 00
Claim #: YORK # CHME-0707A9
Insured Location: 201 East 14th Street (129 3rd Ave.), NY, NY

We the **UNDERSIGNED**, pursuant to our appointment as Appraisers and/or Umpire, in the matter of appraisal for the loss to a commercial apartment building and retail operation, caused by an incident occurring on or about December 5th, 2012, **DO HEREBY CERTIFY** that we have truly and conscientiously performed the duties assigned to us in this appraisal involving the above listed policy of insurance.

WE DO HEREBY CERTIFY that, over the course of approximately one year, we have heard and seen all of the evidence offered by both the insured and the insurer, including multiple proposed scopes of work and methodologies for the work, and at least two site visits by the Appraisers and Umpire along with site visits by agents of the Appraisers and Umpire, and have appraised and determined the amount of loss as follows:

PROPERTY LOSS, EXTRA EXPENSES INCURRED and POTENTIAL LOSS of RENTS and OTHER RELATED EXPENSES TO BE INCURRED
 (Spreadsheets attached for details of AWARD)

<u>Coverage</u>	<u>Replacement Cost</u>	<u>Depreciation</u>	<u>Actual Cash Value</u>
<u>Building</u>	No Betterment	\$ 5, 328,016.00	
<u>Extra Expenses Incurred</u>		\$ 200,850.00	
<u>Loss of Rents and Other Related Expenses</u>		As Incurred*	
<u>TOTALS</u>		\$ 5,528,866.00	

(*This element of the **Appraisal Award** is for loss of rental income during the period of repair and related reasonable and necessary expenses incurred during the repairs process.)

We do hereby designate the foregoing sums as our **Appraisal Award**. The above award reflects the agreed physical damages and projected repair costs associated with the commercial apartment building and retail space at 201 East 14th Street (129 3rd Ave.), NY, NY. The amounts are **NOT** subject to deduction for any previous payments or policy

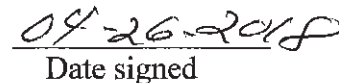
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deductible. Previous payments were for emergency repairs and the deductible was applied to those emergency repairs. The building damage is a repair to a small part of the building and therefore not subject to depreciation as there was no betterment to the building.


The attachments to this **Appraisal Award** support our determination of the building and extra expenses VALUE OF THE LOSS. Loss of rents, tenant moving costs and other reasonable related costs are to be given due consideration by the Insurer as incurred.



Appraiser for the Insured


Date signed

Appraiser for the Insurer

Date signed


Umpire


Date signed

Item	Line #'s	Claim - 3/26	MDY
Electrical	322, 323	214,135	190,000
Exterior/General	282	13,500	13500
Exterior Stairway	293, 316	660,624	400,000
Demolition - Front	292	131,656	110,000
Demo- N wall	306,	804,566	725,000
Demolition - Equip, Materials etc	307, 340, 341	105,166	50,000
Demolition - Remove Stairway	321	219,427	100,000
Left elevation	284-86, + 308	1,042,995	900,000
HVAC	291 + 320	541367	500,000
Debris Removal	280	96,000	75,000
Scaffolding	271	512,500	300,000
Post-Construction Clean-up	273+274	314,620	225,000
Off-site storage	309	24,765	24,765
Site work/Excavation	333	125,000	25,000
Concrete Foundation	334	28,500	0
General Conditions	277 - 79, 342	788,081	500,000
SUB-TOTAL		5,622,902	4,138,265
P and OH s	20.00%	1,124,580	827,653
Tax	8.88%	492,003	362,098
Total		7,239,485	5,328,016

**Coral Crystal, LLC****Schedule 1****Loss Summary****Date of Loss: December 5, 2012**

Description	Reference	Amount
Lost Rent	Schedule 2	\$ 81,240
Plus: Extra Expenses		
1) Hotel Rooms for Displaced Tenants	Schedule 3	486,000
2) Moving Fees for Displaced Tenants	\$2k per Tenant	72,000
3) Incurred Expenses	Schedule 4	-
Subtotal		<u>558,000</u>
TOTAL		<u>\$ 639,240</u>

Notes:

1) We reserve the right to update and/or amend as required.

**Coral Crystal, LLC****Schedule 2****Lost Rent****Date of Loss: December 5, 2012**

Unit #	Sq. Ft.	% of Total	Annual Rent 09/01/17 - 08/31/18	Average Daily Rent	Days Offline	Lost Rent
207	868	0.88%	55,063	\$ 150.44	90	13,540
307	868	0.88%	55,063	150.44	90	13,540
407	868	0.88%	55,063	150.44	90	13,540
507	868	0.88%	55,063	150.44	90	13,540
607	868	0.88%	55,063	150.44	90	13,540
707	868	0.88%	55,063	150.44	90	13,540
Total	98,522	100.00%	\$ 6,249,865	\$ 17,076		\$ 81,240
Total						\$ 81,240

Source: Lease.



Coral Crystal, LLC
Hotel Rooms for Displaced Tenants
Date of Loss: December 5, 2012

Schedule 3

Hotel Rooms for Displaced Tenants:

Number of Rooms/Suites Displaced	6
Tenants per Room/Suite	<u>6</u>
Total Number of Tenants Displaced	<u>36</u>
Amount of Hotel Rooms Needed with 2 Tenants per Hotel Room	<u>18</u>
Nights Displaced	<u>90</u>
Hotel Room Nights	<u>1,620</u>
Hotel Room Rate (Note 1)	<u>300</u>
Total Hotel Room Charges	<u>\$ 486,000</u>

Notes:

- 1) NYU has an agreed rate with Affinia Hotel Collection of \$300/night.
- 2) The above calculation is based on estimates. We reserve the right to update and/or amend once incurred.

ROLLINS
ACCOUNTING &
INVENTORY
SERVICES, INC.

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A.C.N.Y. Developers

Client: Coral Realty LLC. Coral Crystal LLC
Property: 201 East 14th Street
New York, NY 10003

Operator Info:
Operator: KWILSON

Estimator: Ken Wilson
Company: ACNY Developers Inc.
Business: 618 Columbus Avenue
New York, NY 10024

Business: (631) 445-0042

Reference: Bill Cook
Position: Owner
Company: ACNY Developers Inc.
Business: 618 Columbus Avenue
New York, NY 10024

Business: (212) 501-0505

Type of Estimate:

Price List: NYMN7X_FEB18
Labor Efficiency: Restoration/Service/Remodel
Estimate: CORALR-04-15-01

This estimate is based on my visual inspection of the damages on 04/26/2015. Any additional damages discovered thereafter will be addressed in a supplemental estimate.

This Estimate is based on current market conditions (changes in supply and/or changes in demand for labor, supply, equipment and/or or energy that cause relatively short-term cost and/or schedule variations) existing as of the date of this Estimate for labor, supply, equipment and/or or energy (electric, gas, oil, etc.). Due to the ever-changing market conditions, the prices set forth in this Estimate are good only for a period of 180 days from the date of this Estimate. Notwithstanding the same, where the price of material, labor, equipment, and/or energy increases significantly -- meaning a change in price within 180 days from the date of this Estimate by an amount exceeding 10 percent -- said price shall be equitably adjusted.

ACNY Developers uses Xactimate®, a software system for estimating the cost of repairs and reconstruction for residential and commercial structures as a tool. Based on market conditions, site conditions and/or contractors risk, additional scope items may be added to the existing database, and/or items may be modified including description and price, to reflect these conditions.

Except as may be specifically included in this Estimate, the following are excluded from this Estimate, and if later included, this Estimate scope and price shall be equitably adjusted:

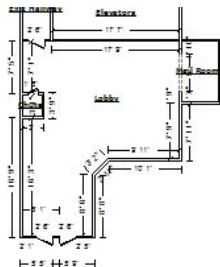
- Code or ADA upgrade work
- Content manipulation, removal or disposal
- Extensions or additions to existing footprint of building
- Mold or asbestos testing or remediation
- Lead abatement or testing of same
- Security system(s) or monitoring
- Utility service charges
- Foundation or concrete slab repairs
- Overtime, weekend, or holiday hours

A.C.N.Y. Developers

- Additional living expenses
- Any/All emergency service work performed to date
- Private Security
- Clean up or disposal of hazardous materials
- Repairs to landscaping, driveways, or sidewalks caused by either the loss or during construction
- Applicable Federal, State and/or local taxes
- Unforeseen damage or pre-existing structural conditions

As conditions dictate, we hereby reserve the right to amend this Estimate as necessary throughout the adjustment process.

Main Level



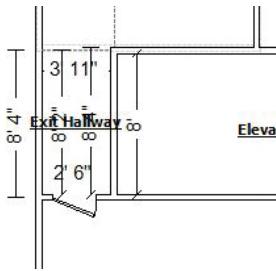
Height: 12' 8"

1,265.14 SF Walls	451.83 SF Ceiling
1,716.97 SF Walls & Ceiling	451.83 SF Floor
50.20 SY Flooring	97.51 LF Floor Perimeter
102.51 LF Ceil. Perimeter	

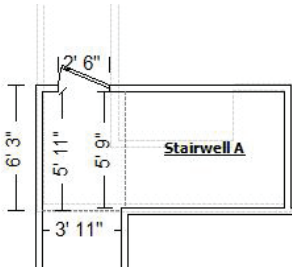
Door	1' 6" X 1' 6"	Opens into CHUTE
Door	2' 6" X 6' 8"	Opens into EXIT_HALLWAY
Missing Wall - Goes to Floor	5' X 6' 8"	Opens into MAIL_ROOM
Door	2' 6" X 6' 8"	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into Exterior

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
1. R&R 5/8" drywall - hung, taped, floated, ready for paint	463.54 SF	0.63	2.86	1,617.75
2. R&R Cove base molding - rubber or vinyl, 2 1/2" high	36.42 LF	0.45	1.89	85.22
3. R&R Metal studding, 6" wide, 16" OC, 25 gauge	462.12 SF	0.65	2.50	1,455.68
4. R&R Chair rail - oversized - 3 1/4"	36.42 LF	0.63	3.75	159.52
5. R&R Base cap	36.42 LF	0.25	1.88	77.58
6. R&R Marble base - High grade	36.42 LF	3.21	22.06	920.34
7. Mask and prep for paint - plastic, paper, tape (per LF)	102.51 LF	0.00	1.54	157.87
8. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	1,716.97 SF	0.00	1.73	2,970.36
9. Paint chair rail - two coats	97.51 LF	0.00	1.63	158.94
10. Seal & paint base cap	97.51 LF	0.00	0.90	87.76
11. Clean and deodorize carpet	451.83 SF	0.00	0.42	189.77

Totals: Lobby	7,880.79
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A.C.N.Y. Developers**Exit Hallway****Height: 9'**

184.73 SF Walls	31.99 SF Ceiling
216.72 SF Walls & Ceiling	31.99 SF Floor
3.55 SY Flooring	20.42 LF Floor Perimeter
24.33 LF Ceil. Perimeter	

Door**2' 6" X 6' 8"****Opens into LOBBY****Subroom: Exit offset (1)****Height: 8' 9"**

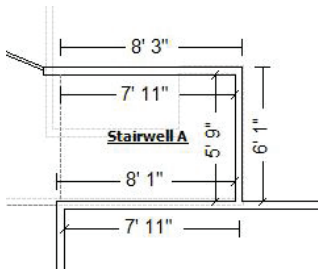
87.50 SF Walls	24.15 SF Ceiling
111.65 SF Walls & Ceiling	24.15 SF Floor
2.68 SY Flooring	10.00 LF Floor Perimeter
13.92 LF Ceil. Perimeter	

Door**2' 6" X 6' 8"****Opens into Exterior****Missing Wall****3' 11" X 8' 9"****Opens into EXIT_HALLWAY****Missing Wall****5' 9" X 8' 9"****Opens into STAIRWELL_A**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
12. R&R 5/8" drywall - hung, taped, floated, ready for paint	148.28 SF	0.63	2.86	517.50
13. R&R Cove base molding - rubber or vinyl, 2 1/2" high	14.92 LF	0.45	1.89	34.91
14. R&R Metal studding, 6" wide, 16" OC, 25 gauge	134.25 SF	0.65	2.50	422.89
15. Remove Emergency lighting - battery - Commercial	1.00 EA	19.05	0.00	19.05
16. (Install) Emergency lighting - battery - Commercial	1.00 EA	0.00	76.86	76.86
17. Mask and prep for paint - plastic, paper, tape (per LF)	38.25 LF	0.00	1.54	58.91
18. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	328.36 SF	0.00	1.73	568.06
19. Paint door or window opening - 2 coats (per side)	2.00 EA	0.00	34.81	69.62
20. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	40.71	81.42
21. Paint concrete the floor	56.13 SF	0.00	1.01	56.69

Totals: Exit Hallway

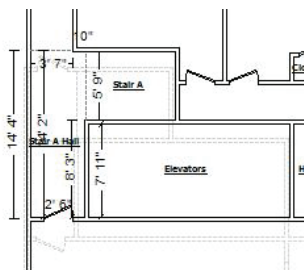
1,905.91

A.C.N.Y. Developers**Stairwell A****Height: 12' 9"**

300.31 SF Walls	45.52 SF Ceiling
345.83 SF Walls & Ceiling	45.52 SF Floor
5.06 SY Flooring	21.75 LF Floor Perimeter
21.75 LF Ceil. Perimeter	

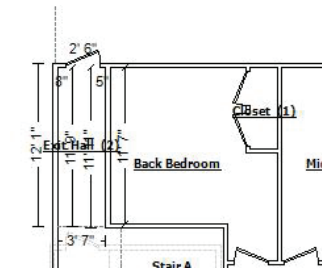
Missing Wall**5' 9" X 12' 9"****Opens into EXIT_OFFSET**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
22. Mask and prep for paint - plastic, paper, tape (per LF)	21.75 LF	0.00	1.54	33.50
23. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	345.83 SF	0.00	1.73	598.29
24. Paint stair stringer - one side	24.67 LF	0.00	4.25	104.85
25. Paint balustrade - two coats	12.33 LF	0.00	31.11	383.59
26. Seal & paint stair tread - per side - per LF	60.00 LF	0.00	5.99	359.40
27. Seal & paint stair riser - per side - per LF	70.00 LF	0.00	4.00	280.00
Includes risers and treads for top and bottom side of each flight				
28. Paint concrete the floor	45.52 SF	0.00	1.01	45.98
Totals: Stairwell A				1,805.61
Total: Main Level				11,592.31

Second Floor**Stair A Hall****Height: 8'**

225.15 SF Walls	65.57 SF Ceiling
290.72 SF Walls & Ceiling	65.57 SF Floor
7.29 SY Flooring	28.14 LF Floor Perimeter
33.89 LF Ceil. Perimeter	

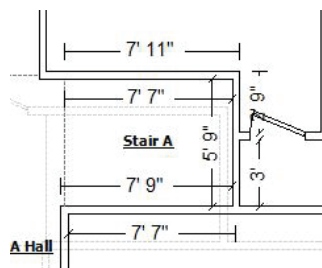
Missing Wall**5' 9" X 8'****Opens into STAIR_A****Door****2' 6" X 6' 8"****Opens into HALLWAY**

A.C.N.Y. Developers**CONTINUED - Stair A Hall****Subroom: Exit Hall (2)****Height: 8'**

218.00 SF Walls	42.10 SF Ceiling
260.10 SF Walls & Ceiling	42.10 SF Floor
4.68 SY Flooring	27.25 LF Floor Perimeter
27.25 LF Ceil. Perimeter	

Door**2' 6" X 6' 8"****Opens into OPEN****Missing Wall****3' 7" X 8'****Opens into STAIR_A_HALL**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
29. R&R 5/8" drywall - hung, taped, floated, ready for paint	234.25 SF	0.63	2.86	817.54
30. R&R Cove base molding - rubber or vinyl, 2 1/2" high	25.92 LF	0.45	1.89	60.65
31. R&R Metal studding, 6" wide, 16" OC, 25 gauge	207.33 SF	0.65	2.50	653.09
32. Mask and prep for paint - plastic, paper, tape (per LF)	61.14 LF	0.00	1.54	94.16
33. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	550.83 SF	0.00	1.73	952.94
34. Paint door or window opening - 2 coats (per side)	2.00 EA	0.00	34.81	69.62
35. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	40.71	81.42
Totals: Stair A Hall				2,729.42

**Stair A****Height: 12' 6"**

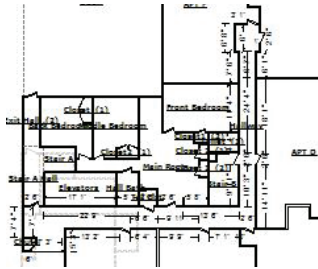
289.70 SF Walls	43.67 SF Ceiling
333.36 SF Walls & Ceiling	43.67 SF Floor
4.85 SY Flooring	21.11 LF Floor Perimeter
26.86 LF Ceil. Perimeter	

Missing Wall**5' 9" X 12' 6"****Opens into STAIR_A_HALL**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
36. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	333.36 SF	0.00	1.73	576.71
37. Paint stair stringer - one side	24.67 LF	0.00	4.25	104.85
38. Paint balustrade - two coats	12.33 LF	0.00	31.11	383.59

A.C.N.Y. Developers**CONTINUED - Stair A**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
39. Seal & paint stair tread - per side - per LF	60.00 LF	0.00	5.99	359.40
40. Seal & paint stair riser - per side - per LF	70.00 LF	0.00	4.00	280.00
41. Mask and prep for paint - plastic, paper, tape (per LF)	26.86 LF	0.00	1.54	41.36
Includes risers and treads for top and bottom side of each flight				
42. Paint concrete the floor	43.67 SF	0.00	1.01	44.11
Totals: Stair A				1,790.02

**Hallway****Height: 8'**

1,761.78 SF Walls	490.33 SF Ceiling
2,252.11 SF Walls & Ceiling	490.33 SF Floor
54.48 SY Flooring	224.60 LF Floor Perimeter
224.60 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into STAIR_A_HALL
Door	2' 6" X 6' 8"	Opens into TEL_CLST
Door	2' 6" X 6' 8"	Opens into MAIN_ROOM
Door	2' 6" X 6' 8"	Opens into STAIR_B
Door	2' 6" X 6' 8"	Opens into APT_F
Door	2' 6" X 6' 8"	Opens into APT_E
Door	2' 6" X 6' 8"	Opens into APT_D
Door	2' 6" X 6' 8"	Opens into APT_C
Door	2' 6" X 6' 8"	Opens into APT_B
Door	2' 6" X 6' 8"	Opens into APT_A
Window	7' 3" X 4' 10"	Opens into Exterior

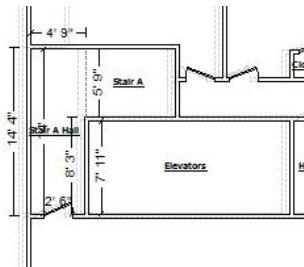
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
43. R&R 5/8" drywall - hung, taped, floated, ready for paint	126.00 SF	0.63	2.86	439.74
44. R&R Chair rail - 2 1/2"	16.50 LF	0.63	3.41	66.67
45. R&R Baseboard - 3 1/4"	16.50 LF	0.69	3.52	69.47
46. R&R Metal studding, 6" wide, 16" OC, 25 gauge	58.50 SF	0.65	2.50	184.28
47. Remove Emergency lighting - battery - Commercial	1.00 EA	19.05	0.00	19.05

A.C.N.Y. Developers**CONTINUED - Hallway**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
48. (Install) Emergency lighting - battery - Commercial	1.00 EA	0.00	76.86	76.86
49. Mask and prep for paint - plastic, paper, tape (per LF)	224.60 LF	0.00	1.54	345.88
50. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	2,252.11 SF	0.00	1.73	3,896.15
51. Paint door or window opening - 2 coats (per side)	10.00 EA	0.00	34.81	348.10
52. Paint door slab only - 2 coats (per side)	10.00 EA	0.00	40.71	407.10
53. Paint chair rail - two coats	224.60 LF	0.00	1.63	366.10
54. Paint baseboard - two coats	224.60 LF	0.00	1.63	366.10
55. Clean floor, strip & wax	490.33 SF	0.00	0.82	402.07
Totals: Hallway				6,987.57

Total: Second Floor

11,507.01

Third Floor**Stair A Hall****Height: 8'**

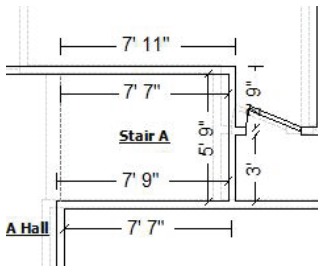
252.49 SF Walls	64.97 SF Ceiling
317.46 SF Walls & Ceiling	64.97 SF Floor
7.22 SY Flooring	31.56 LF Floor Perimeter
37.31 LF Ceil. Perimeter	

Missing Wall**5' 9" X 8'****Opens into STAIR_A****Door****2' 6" X 6' 8"****Opens into HALLWAY**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
56. R&R 5/8" drywall - hung, taped, floated, ready for paint	128.24 SF	0.63	2.86	447.56
57. R&R Cove base molding - rubber or vinyl, 2 1/2" high	14.00 LF	0.45	1.89	32.76
58. R&R Metal studding, 6" wide, 16" OC, 25 gauge	112.00 SF	0.65	2.50	352.80
59. Mask and prep for paint - plastic, paper, tape (per LF)	37.31 LF	0.00	1.54	57.46
60. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	317.46 SF	0.00	1.73	549.21
61. Paint door or window opening - 2 coats (per side)	1.00 EA	0.00	34.81	34.81

A.C.N.Y. Developers**CONTINUED - Stair A Hall**

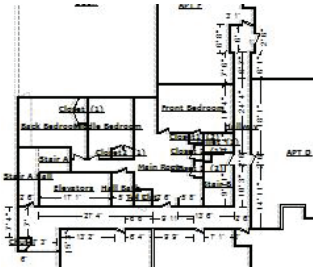
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
62. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	40.71	40.71
Totals: Stair A Hall				1,515.31

**Stair A****Height: 12' 6"**

289.70 SF Walls	43.67 SF Ceiling
333.36 SF Walls & Ceiling	43.67 SF Floor
4.85 SY Flooring	21.11 LF Floor Perimeter
26.86 LF Ceil. Perimeter	

Missing Wall**5' 9" X 12' 6"****Opens into STAIR_A_HALL**

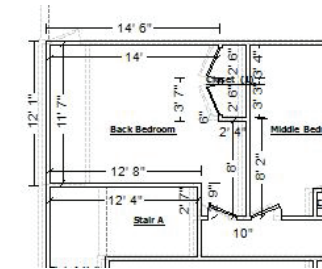
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
63. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	333.36 SF	0.00	1.73	576.71
64. Paint stair stringer - one side	24.67 LF	0.00	4.25	104.85
65. Paint balustrade - two coats	12.33 LF	0.00	31.11	383.59
66. Seal & paint stair tread - per side - per LF	60.00 LF	0.00	5.99	359.40
67. Seal & paint stair riser - per side - per LF	70.00 LF	0.00	4.00	280.00
68. Mask and prep for paint - plastic, paper, tape (per LF)	26.86 LF	0.00	1.54	41.36
Includes risers and treads for top and bottom side of each flight				
69. Paint concrete the floor	43.67 SF	0.00	1.01	44.11
Totals: Stair A				1,790.02

A.C.N.Y. Developers**Hallway****Height: 8'**

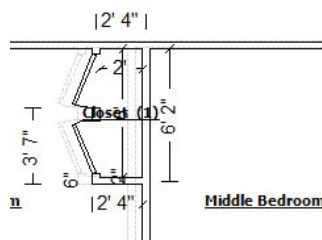
1,761.78 SF Walls	490.33 SF Ceiling
2,252.11 SF Walls & Ceiling	490.33 SF Floor
54.48 SY Flooring	224.60 LF Floor Perimeter
224.60 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into STAIR_A_HALL
Door	2' 6" X 6' 8"	Opens into MAIN_ROOM
Door	2' 6" X 6' 8"	Opens into STAIR_B
Door	2' 6" X 6' 8"	Opens into APT_F
Door	2' 6" X 6' 8"	Opens into APT_E
Door	2' 6" X 6' 8"	Opens into APT_D
Door	2' 6" X 6' 8"	Opens into APT_C
Door	2' 6" X 6' 8"	Opens into APT_B
Door	2' 6" X 6' 8"	Opens into APT_A
Window	7' 3" X 4' 10"	Opens into Exterior

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
70. R&R 5/8" drywall - hung, taped, floated, ready for paint	126.00 SF	0.63	2.86	439.74
71. R&R Chair rail - 2 1/2"	16.50 LF	0.63	3.41	66.67
72. R&R Baseboard - 3 1/4"	16.50 LF	0.69	3.52	69.47
73. R&R Metal studding, 6" wide, 16" OC, 25 gauge	58.50 SF	0.65	2.50	184.28
74. Remove Emergency lighting - battery - Commercial	1.00 EA	19.05	0.00	19.05
75. (Install) Emergency lighting - battery - Commercial	1.00 EA	0.00	76.86	76.86
76. Mask and prep for paint - plastic, paper, tape (per LF)	224.60 LF	0.00	1.54	345.88
77. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	2,252.11 SF	0.00	1.73	3,896.15
78. Paint door or window opening - 2 coats (per side)	10.00 EA	0.00	34.81	348.10
79. Paint door slab only - 2 coats (per side)	10.00 EA	0.00	40.71	407.10
80. Paint chair rail - two coats	224.60 LF	0.00	1.63	366.10
81. Paint baseboard - two coats	224.60 LF	0.00	1.63	366.10
82. Clean floor, strip & wax	490.33 SF	0.00	0.82	402.07
Totals: Hallway				6,987.57

A.C.N.Y. Developers**Apartment G****Door****Back Bedroom****Height: 8'**

490.67 SF Walls	184.45 SF Ceiling
675.12 SF Walls & Ceiling	184.45 SF Floor
20.49 SY Flooring	61.33 LF Floor Perimeter
61.33 LF Ceil. Perimeter	

2' 6" X 6' 8"**Opens into MAIN_ROOM****Door****Subroom: Closet (1)****Height: 8'**

128.32 SF Walls	12.04 SF Ceiling
140.36 SF Walls & Ceiling	12.04 SF Floor
1.34 SY Flooring	16.04 LF Floor Perimeter
16.04 LF Ceil. Perimeter	

Door**2' 6" X 6' 8"****Opens into BACK_BEDROOM****Door****2' 6" X 6' 8"****Opens into BACK_BEDROOM**

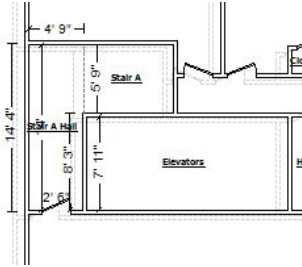
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
83. Content Manipulation charge - per hour	2.50 HR	0.00	49.25	123.13
84. R&R 5/8" drywall - hung, taped, floated, ready for paint	139.00 SF	0.63	2.86	485.11
85. R&R Baseboard - 3 1/4"	11.58 LF	0.69	3.52	48.75
86. R&R Metal studding, 6" wide, 16" OC, 25 gauge	92.67 SF	0.65	2.50	291.92
87. Window drapery - hardware - Detach & reset	1.00 EA	0.00	41.11	41.11
88. Mask and prep for paint - plastic, paper, tape (per LF)	77.37 LF	0.00	1.54	119.15
89. Seal/prime then paint the walls and ceiling twice (3 coats)	815.48 SF	0.00	1.42	1,157.98
90. Paint door or window opening - 2 coats (per side)	3.00 EA	0.00	34.81	104.43
91. Paint door slab only - 2 coats (per side)	3.00 EA	0.00	40.71	122.13
92. Paint baseboard - two coats	77.37 LF	0.00	1.63	126.11
93. Clean floor, strip & wax	196.49 SF	0.00	0.82	161.12
Totals: Back Bedroom				2,780.94

Total: Apartment G**2,780.94**

A.C.N.Y. Developers

Total: Third Floor

13,073.84

Fourth Floor**Stair A Hall****Height: 8'**

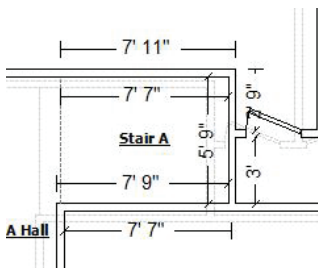
252.49 SF Walls	64.97 SF Ceiling
317.46 SF Walls & Ceiling	64.97 SF Floor
7.22 SY Flooring	31.56 LF Floor Perimeter
37.31 LF Ceil. Perimeter	

Missing Wall**5' 9" X 8'****Opens into STAIR_A****Door****2' 6" X 6' 8"****Opens into HALLWAY**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
94. R&R 5/8" drywall - hung, taped, floated, ready for paint	128.24 SF	0.63	2.86	447.56
95. R&R Cove base molding - rubber or vinyl, 2 1/2" high	14.00 LF	0.45	1.89	32.76
96. R&R Metal studding, 6" wide, 16" OC, 25 gauge	112.00 SF	0.65	2.50	352.80
97. Mask and prep for paint - plastic, paper, tape (per LF)	37.31 LF	0.00	1.54	57.46
98. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	317.46 SF	0.00	1.73	549.21
99. Paint door or window opening - 2 coats (per side)	1.00 EA	0.00	34.81	34.81
100. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	40.71	40.71

Totals: Stair A Hall

1,515.31

**Stair A****Height: 12' 6"**

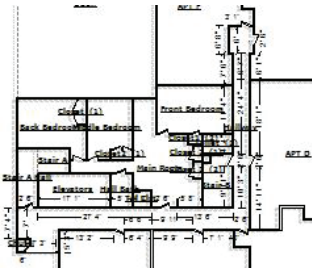
289.70 SF Walls	43.67 SF Ceiling
333.36 SF Walls & Ceiling	43.67 SF Floor
4.85 SY Flooring	21.11 LF Floor Perimeter
26.86 LF Ceil. Perimeter	

Missing Wall**5' 9" X 12' 6"****Opens into STAIR_A_HALL**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
101. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	333.36 SF	0.00	1.73	576.71
102. Paint stair stringer - one side	24.67 LF	0.00	4.25	104.85

A.C.N.Y. Developers**CONTINUED - Stair A**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
103. Paint balustrade - two coats	12.33 LF	0.00	31.11	383.59
104. Seal & paint stair tread - per side - per LF	60.00 LF	0.00	5.99	359.40
105. Seal & paint stair riser - per side - per LF	70.00 LF	0.00	4.00	280.00
106. Mask and prep for paint - plastic, paper, tape (per LF) Includes risers and treads for top and bottom side of each flight	26.86 LF	0.00	1.54	41.36
107. Paint concrete the floor	43.67 SF	0.00	1.01	44.11
Totals: Stair A				1,790.02

**Hallway****Height: 8'**

1,761.78 SF Walls	490.33 SF Ceiling
2,252.11 SF Walls & Ceiling	490.33 SF Floor
54.48 SY Flooring	224.60 LF Floor Perimeter
224.60 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into STAIR_A_HALL
Door	2' 6" X 6' 8"	Opens into MAIN_ROOM
Door	2' 6" X 6' 8"	Opens into STAIR_B
Door	2' 6" X 6' 8"	Opens into APT_F
Door	2' 6" X 6' 8"	Opens into APT_E
Door	2' 6" X 6' 8"	Opens into APT_D
Door	2' 6" X 6' 8"	Opens into APT_C
Door	2' 6" X 6' 8"	Opens into APT_B
Door	2' 6" X 6' 8"	Opens into APT_A
Window	7' 3" X 4' 10"	Opens into Exterior

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
108. R&R 5/8" drywall - hung, taped, floated, ready for paint	126.00 SF	0.63	2.86	439.74
109. R&R Chair rail - 2 1/2"	16.50 LF	0.63	3.41	66.67
110. R&R Baseboard - 3 1/4"	16.50 LF	0.69	3.52	69.47
111. R&R Metal studding, 6" wide, 16" OC, 25 gauge	58.50 SF	0.65	2.50	184.28
112. Remove Emergency lighting - battery - Commercial	1.00 EA	19.05	0.00	19.05

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
113. (Install) Emergency lighting - battery - Commercial	1.00 EA	0.00	76.86	76.86
114. Mask and prep for paint - plastic, paper, tape (per LF)	224.60 LF	0.00	1.54	345.88
115. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	2,252.11 SF	0.00	1.73	3,896.15
116. Paint door or window opening - 2 coats (per side)	10.00 EA	0.00	34.81	348.10
117. Paint door slab only - 2 coats (per side)	10.00 EA	0.00	40.71	407.10
118. Paint chair rail - two coats	224.60 LF	0.00	1.63	366.10
119. Paint baseboard - two coats	224.60 LF	0.00	1.63	366.10
120. Clean floor, strip & wax	490.33 SF	0.00	0.82	402.07
Totals: Hallway				6,987.57

14' 6"

14'

12' 1"

11' 7"

Back Bedroom

13' 7"

6' 0"

2' 0"

2' 6"

2' 0"

2' 6"

8' 0"

8' 0"

12' 8"

2' 4"

2' 7"

Stair A

10' 0"

16' 2"

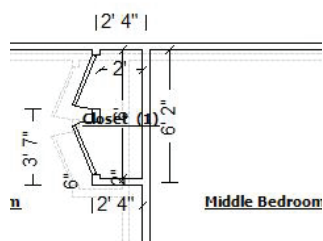
9' 3"

9' 3"

Middle Bedroom

Height: 8'

Opens into MAIN ROOM



Height: 8'

Opens into BACK BEDROOM

Opens into BACK BEDROOM

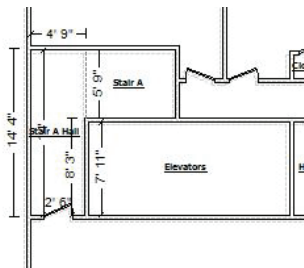
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
121. Content Manipulation charge - per hour	2.50 HR	0.00	49.25	123.13
122. R&R 5/8" drywall - hung, taped, floated, ready for paint	139.00 SF	0.63	2.86	485.11

A.C.N.Y. Developers**CONTINUED - Back Bedroom**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
123. R&R Baseboard - 3 1/4"	11.58 LF	0.69	3.52	48.75
124. R&R Metal studding, 6" wide, 16" OC, 25 gauge	92.67 SF	0.65	2.50	291.92
125. Window drapery - hardware - Detach & reset	1.00 EA	0.00	41.11	41.11
126. Mask and prep for paint - plastic, paper, tape (per LF)	77.37 LF	0.00	1.54	119.15
127. Seal/prime then paint the walls and ceiling twice (3 coats)	815.48 SF	0.00	1.42	1,157.98
128. Paint door or window opening - 2 coats (per side)	3.00 EA	0.00	34.81	104.43
129. Paint door slab only - 2 coats (per side)	3.00 EA	0.00	40.71	122.13
130. Paint baseboard - two coats	77.37 LF	0.00	1.63	126.11
131. Clean floor, strip & wax	196.49 SF	0.00	0.82	161.12
Totals: Back Bedroom				2,780.94

Total: Apartment G 2,780.94

Total: Fourth Floor 13,073.84

Fifth Floor**Stair A Hall****Height: 8'**

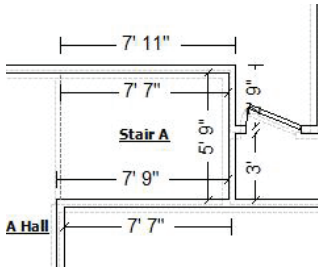
252.49 SF Walls	64.97 SF Ceiling
317.46 SF Walls & Ceiling	64.97 SF Floor
7.22 SY Flooring	31.56 LF Floor Perimeter
37.31 LF Ceil. Perimeter	

Missing Wall**5' 9" X 8'****Opens into STAIR_A****Door****2' 6" X 6' 8"****Opens into HALLWAY**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
132. Mask and prep for paint - plastic, paper, tape (per LF)	37.31 LF	0.00	1.54	57.46
133. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	317.46 SF	0.00	1.73	549.21
134. Paint door or window opening - 2 coats (per side)	1.00 EA	0.00	34.81	34.81
135. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	40.71	40.71

A.C.N.Y. Developers**CONTINUED - Stair A Hall**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Totals: Stair A Hall				682.19

**Stair A****Height: 12' 6"**

289.70 SF Walls	43.67 SF Ceiling
333.36 SF Walls & Ceiling	43.67 SF Floor
4.85 SY Flooring	21.11 LF Floor Perimeter
26.86 LF Ceil. Perimeter	

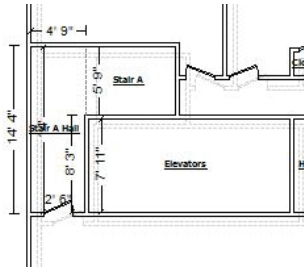
Missing Wall**5' 9" X 12' 6"****Opens into STAIR_A_HALL**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
136. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	333.36 SF	0.00	1.73	576.71
137. Paint stair stringer - one side	24.67 LF	0.00	4.25	104.85
138. Paint balustrade - two coats	12.33 LF	0.00	31.11	383.59
139. Seal & paint stair tread - per side - per LF	60.00 LF	0.00	5.99	359.40
140. Seal & paint stair riser - per side - per LF	70.00 LF	0.00	4.00	280.00
141. Mask and prep for paint - plastic, paper, tape (per LF)	26.86 LF	0.00	1.54	41.36
Includes risers and treads for top and bottom side of each flight				
142. Paint concrete the floor	43.67 SF	0.00	1.01	44.11
Totals: Stair A				1,790.02

Total: Fifth Floor

2,472.21

Sixth Floor

A.C.N.Y. Developers**Stair A Hall****Height: 8'**

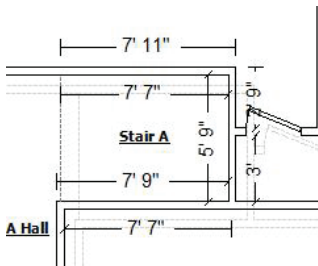
252.49 SF Walls	64.97 SF Ceiling
317.46 SF Walls & Ceiling	64.97 SF Floor
7.22 SY Flooring	31.56 LF Floor Perimeter
37.31 LF Ceil. Perimeter	

Missing Wall**5' 9" X 8'****Opens into STAIR_A****Door****2' 6" X 6' 8"****Opens into HALLWAY**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
143. Mask and prep for paint - plastic, paper, tape (per LF)	37.31 LF	0.00	1.54	57.46
144. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	317.46 SF	0.00	1.73	549.21
145. Paint door or window opening - 2 coats (per side)	1.00 EA	0.00	34.81	34.81
146. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	40.71	40.71

Totals: Stair A Hall

682.19

**Stair A****Height: 12' 6"**

289.70 SF Walls	43.67 SF Ceiling
333.36 SF Walls & Ceiling	43.67 SF Floor
4.85 SY Flooring	21.11 LF Floor Perimeter
26.86 LF Ceil. Perimeter	

Missing Wall**5' 9" X 12' 6"****Opens into STAIR_A_HALL**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
147. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	333.36 SF	0.00	1.73	576.71
148. Paint stair stringer - one side	24.67 LF	0.00	4.25	104.85
149. Paint balustrade - two coats	12.33 LF	0.00	31.11	383.59
150. Seal & paint stair tread - per side - per LF	60.00 LF	0.00	5.99	359.40
151. Seal & paint stair riser - per side - per LF	70.00 LF	0.00	4.00	280.00
152. Mask and prep for paint - plastic, paper, tape (per LF)	26.86 LF	0.00	1.54	41.36
Includes risers and treads for top and bottom side of each flight				
153. Paint concrete the floor	43.67 SF	0.00	1.01	44.11

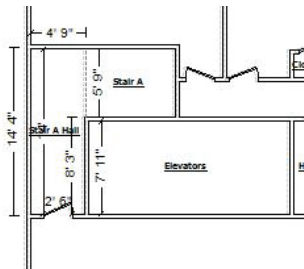
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A.C.N.Y. Developers**CONTINUED - Stair A**

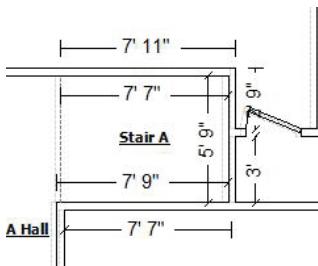
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Totals: Stair A				1,790.02
Total: Sixth Floor				2,472.21

Seventh Floor**Stair A Hall****Height: 8'**

252.49 SF Walls	64.97 SF Ceiling
317.46 SF Walls & Ceiling	64.97 SF Floor
7.22 SY Flooring	31.56 LF Floor Perimeter
37.31 LF Ceil. Perimeter	

Missing Wall**5' 9" X 8'****Opens into STAIR_A****Door****2' 6" X 6' 8"****Opens into HALLWAY**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
154. Mask and prep for paint - plastic, paper, tape (per LF)	37.31 LF	0.00	1.54	57.46
155. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	317.46 SF	0.00	1.73	549.21
156. Paint door or window opening - 2 coats (per side)	1.00 EA	0.00	34.81	34.81
157. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	40.71	40.71
Totals: Stair A Hall				682.19

**Stair A****Height: 12' 6"**

289.70 SF Walls	43.67 SF Ceiling
333.36 SF Walls & Ceiling	43.67 SF Floor
4.85 SY Flooring	21.11 LF Floor Perimeter
26.86 LF Ceil. Perimeter	

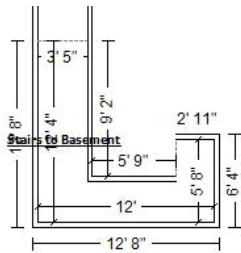
Missing Wall**5' 9" X 12' 6"****Opens into STAIR_A_HALL**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
158. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	333.36 SF	0.00	1.73	576.71

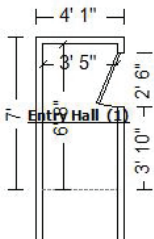
A.C.N.Y. Developers**CONTINUED - Stair A**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
159. Paint stair stringer - one side	24.67 LF	0.00	4.25	104.85
160. Paint balustrade - two coats	12.33 LF	0.00	31.11	383.59
161. Seal & paint stair tread - per side - per LF	60.00 LF	0.00	5.99	359.40
162. Seal & paint stair riser - per side - per LF	70.00 LF	0.00	4.00	280.00
163. Mask and prep for paint - plastic, paper, tape (per LF)	26.86 LF	0.00	1.54	41.36
Includes risers and treads for top and bottom side of each flight				
164. Paint concrete the floor	43.67 SF	0.00	1.01	44.11
Totals: Stair A				1,790.02

Total: Seventh Floor 2,472.21

Basement**Stairs to Basement****Height: 10'**

482.49 SF Walls	73.14 SF Ceiling
555.63 SF Walls & Ceiling	73.14 SF Floor
8.13 SY Flooring	48.08 LF Floor Perimeter
51.46 LF Ceil. Perimeter	

Missing Wall**2' 6" X 10'****Opens into Exterior****Subroom: Entry Hall (1)****Height: 9' 6"**

158.76 SF Walls	22.52 SF Ceiling
181.28 SF Walls & Ceiling	22.52 SF Floor
2.50 SY Flooring	16.71 LF Floor Perimeter
20.09 LF Ceil. Perimeter	

Missing Wall**3' 4 9/16" X 9' 6"****Opens into STAIRS_TO_BA****Door****2' 6" X 6' 8"****Opens into Exterior**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
165. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	736.91 SF	0.00	1.73	1,274.85
166. Paint stair stringer - one side	57.33 LF	0.00	4.25	243.65
167. Paint balustrade - two coats	12.33 LF	0.00	31.11	383.59

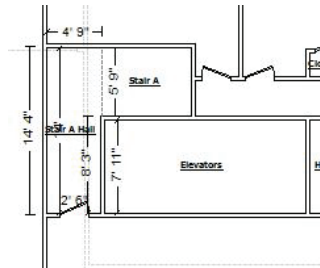
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A.C.N.Y. Developers**CONTINUED - Stairs to Basement**

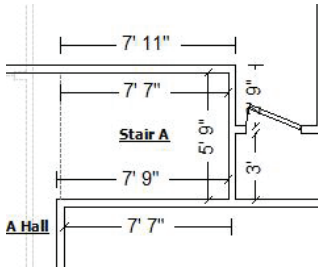
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
168. Paint handrail - wall mounted	14.33 LF	0.00	1.26	18.06
169. Seal & paint stair tread - per side - per LF	60.00 LF	0.00	5.99	359.40
170. Seal & paint stair riser - per side - per LF	70.00 LF	0.00	4.00	280.00
171. Mask and prep for paint - plastic, paper, tape (per LF)	71.55 LF	0.00	1.54	110.19
Totals: Stairs to Basement				2,669.74
Total: Basement				2,669.74

Eighth Floor**Stair A Hall****Height: 8'**

252.49 SF Walls	64.97 SF Ceiling
317.46 SF Walls & Ceiling	64.97 SF Floor
7.22 SY Flooring	31.56 LF Floor Perimeter
37.31 LF Ceil. Perimeter	

Missing Wall**5' 9" X 8'****Opens into STAIR_A****Door****2' 6" X 6' 8"****Opens into HALLWAY**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
172. Mask and prep for paint - plastic, paper, tape (per LF)	37.31 LF	0.00	1.54	57.46
173. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	317.46 SF	0.00	1.73	549.21
174. Paint door or window opening - 2 coats (per side)	1.00 EA	0.00	34.81	34.81
175. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	40.71	40.71
Totals: Stair A Hall				682.19

A.C.N.Y. Developers**Stair A****Height: 12' 6"**

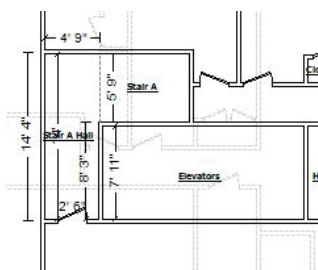
289.70 SF Walls	43.67 SF Ceiling
333.36 SF Walls & Ceiling	43.67 SF Floor
4.85 SY Flooring	21.11 LF Floor Perimeter
26.86 LF Ceil. Perimeter	

Missing Wall**5' 9" X 12' 6"****Opens into STAIR_A_HALL**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
176. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	333.36 SF	0.00	1.73	576.71
177. Paint stair stringer - one side	24.67 LF	0.00	4.25	104.85
178. Paint balustrade - two coats	12.33 LF	0.00	31.11	383.59
179. Seal & paint stair tread - per side - per LF	60.00 LF	0.00	5.99	359.40
180. Seal & paint stair riser - per side - per LF	70.00 LF	0.00	4.00	280.00
181. Mask and prep for paint - plastic, paper, tape (per LF)	26.86 LF	0.00	1.54	41.36
Includes risers and treads for top and bottom side of each flight				
182. Paint concrete the floor	43.67 SF	0.00	1.01	44.11
Totals: Stair A				1,790.02

Total: Eighth Floor

2,472.21

Ninth Floor**Stair A Hall****Height: 8'**

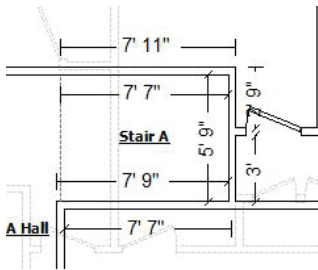
252.49 SF Walls	64.97 SF Ceiling
317.46 SF Walls & Ceiling	64.97 SF Floor
7.22 SY Flooring	31.56 LF Floor Perimeter
37.31 LF Ceil. Perimeter	

Missing Wall**5' 9" X 8'****Opens into STAIR_A****Door****2' 6" X 6' 8"****Opens into HALLWAY**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
183. Mask and prep for paint - plastic, paper, tape (per LF)	37.31 LF	0.00	1.54	57.46
184. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	317.46 SF	0.00	1.73	549.21

A.C.N.Y. Developers**CONTINUED - Stair A Hall**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
185. Paint door or window opening - 2 coats (per side)	1.00 EA	0.00	34.81	34.81
186. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	40.71	40.71
Totals: Stair A Hall				682.19

**Stair A****Height: 12' 6"**

289.70 SF Walls	43.67 SF Ceiling
333.36 SF Walls & Ceiling	43.67 SF Floor
4.85 SY Flooring	21.11 LF Floor Perimeter
26.86 LF Ceil. Perimeter	

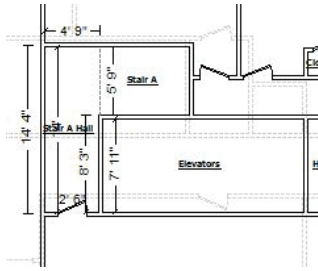
Missing Wall**5' 9" X 12' 6"****Opens into STAIR_A_HALL**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
187. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	333.36 SF	0.00	1.73	576.71
188. Paint stair stringer - one side	24.67 LF	0.00	4.25	104.85
189. Paint balustrade - two coats	12.33 LF	0.00	31.11	383.59
190. Seal & paint stair tread - per side - per LF	60.00 LF	0.00	5.99	359.40
191. Seal & paint stair riser - per side - per LF	70.00 LF	0.00	4.00	280.00
192. Mask and prep for paint - plastic, paper, tape (per LF)	26.86 LF	0.00	1.54	41.36
Includes risers and treads for top and bottom side of each flight				
193. Paint concrete the floor	43.67 SF	0.00	1.01	44.11
Totals: Stair A				1,790.02

Total: Ninth Floor

2,472.21

Tenth Floor

A.C.N.Y. Developers**Stair A Hall****Height: 8'**

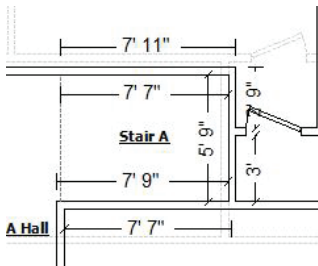
252.49 SF Walls	64.97 SF Ceiling
317.46 SF Walls & Ceiling	64.97 SF Floor
7.22 SY Flooring	31.56 LF Floor Perimeter
37.31 LF Ceil. Perimeter	

Missing Wall**5' 9" X 8'****Opens into STAIR_A****Door****2' 6" X 6' 8"****Opens into HALLWAY**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
194. Mask and prep for paint - plastic, paper, tape (per LF)	37.31 LF	0.00	1.54	57.46
195. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	317.46 SF	0.00	1.73	549.21
196. Paint door or window opening - 2 coats (per side)	1.00 EA	0.00	34.81	34.81
197. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	40.71	40.71

Totals: Stair A Hall

682.19

**Stair A****Height: 12' 6"**

289.70 SF Walls	43.67 SF Ceiling
333.36 SF Walls & Ceiling	43.67 SF Floor
4.85 SY Flooring	21.11 LF Floor Perimeter
26.86 LF Ceil. Perimeter	

Missing Wall**5' 9" X 12' 6"****Opens into STAIR_A_HALL**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
198. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	333.36 SF	0.00	1.73	576.71
199. Paint stair stringer - one side	24.67 LF	0.00	4.25	104.85
200. Paint balustrade - two coats	12.33 LF	0.00	31.11	383.59
201. Seal & paint stair tread - per side - per LF	60.00 LF	0.00	5.99	359.40
202. Seal & paint stair riser - per side - per LF	70.00 LF	0.00	4.00	280.00
203. Mask and prep for paint - plastic, paper, tape (per LF)	26.86 LF	0.00	1.54	41.36
Includes risers and treads for top and bottom side of each flight				
204. Paint concrete the floor	43.67 SF	0.00	1.01	44.11

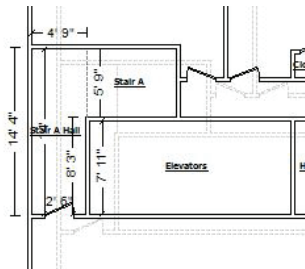
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A.C.N.Y. Developers**CONTINUED - Stair A**

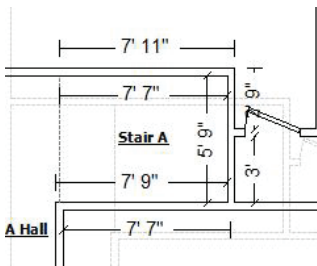
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Totals: Stair A				1,790.02
Total: Tenth Floor				2,472.21

Eleventh Floor**Stair A Hall****Height: 8'**

252.49 SF Walls	64.97 SF Ceiling
317.46 SF Walls & Ceiling	64.97 SF Floor
7.22 SY Flooring	31.56 LF Floor Perimeter
37.31 LF Ceil. Perimeter	

Missing Wall**5' 9" X 8'****Opens into STAIR_A****Door****2' 6" X 6' 8"****Opens into HALLWAY**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
205. Mask and prep for paint - plastic, paper, tape (per LF)	37.31 LF	0.00	1.54	57.46
206. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	317.46 SF	0.00	1.73	549.21
207. Paint door or window opening - 2 coats (per side)	1.00 EA	0.00	34.81	34.81
208. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	40.71	40.71
Totals: Stair A Hall				682.19

**Stair A****Height: 12' 6"**

289.70 SF Walls	43.67 SF Ceiling
333.36 SF Walls & Ceiling	43.67 SF Floor
4.85 SY Flooring	21.11 LF Floor Perimeter
26.86 LF Ceil. Perimeter	

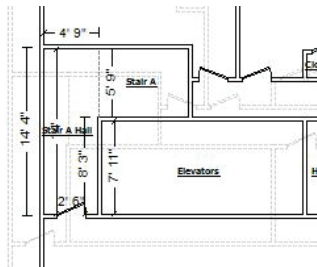
Missing Wall**5' 9" X 12' 6"****Opens into STAIR_A_HALL**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
209. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	333.36 SF	0.00	1.73	576.71

A.C.N.Y. Developers**CONTINUED - Stair A**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
210. Paint stair stringer - one side	24.67 LF	0.00	4.25	104.85
211. Paint balustrade - two coats	12.33 LF	0.00	31.11	383.59
212. Seal & paint stair tread - per side - per LF	60.00 LF	0.00	5.99	359.40
213. Seal & paint stair riser - per side - per LF	70.00 LF	0.00	4.00	280.00
214. Mask and prep for paint - plastic, paper, tape (per LF)	26.86 LF	0.00	1.54	41.36
Includes risers and treads for top and bottom side of each flight				
215. Paint concrete the floor	43.67 SF	0.00	1.01	44.11
Totals: Stair A				1,790.02

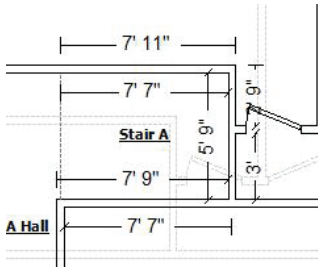
Total: Eleventh Floor 2,472.21

Twelfth Floor**Stair A Hall****Height: 8'**

252.49 SF Walls	64.97 SF Ceiling
317.46 SF Walls & Ceiling	64.97 SF Floor
7.22 SY Flooring	31.56 LF Floor Perimeter
37.31 LF Ceil. Perimeter	

Missing Wall**5' 9" X 8'****Opens into STAIR_A****Door****2' 6" X 6' 8"****Opens into HALLWAY**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
216. Mask and prep for paint - plastic, paper, tape (per LF)	37.31 LF	0.00	1.54	57.46
217. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	317.46 SF	0.00	1.73	549.21
218. Paint door or window opening - 2 coats (per side)	1.00 EA	0.00	34.81	34.81
219. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	40.71	40.71
Totals: Stair A Hall				682.19

A.C.N.Y. Developers**Stair A****Height: 12' 6"**

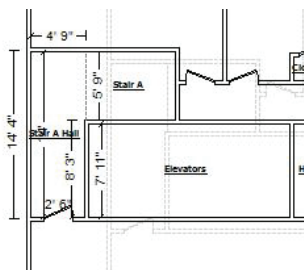
289.70 SF Walls	43.67 SF Ceiling
333.36 SF Walls & Ceiling	43.67 SF Floor
4.85 SY Flooring	21.11 LF Floor Perimeter
26.86 LF Ceil. Perimeter	

Missing Wall**5' 9" X 12' 6"****Opens into STAIR_A_HALL**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
220. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	333.36 SF	0.00	1.73	576.71
221. Paint stair stringer - one side	24.67 LF	0.00	4.25	104.85
222. Paint balustrade - two coats	12.33 LF	0.00	31.11	383.59
223. Seal & paint stair tread - per side - per LF	60.00 LF	0.00	5.99	359.40
224. Seal & paint stair riser - per side - per LF	70.00 LF	0.00	4.00	280.00
225. Mask and prep for paint - plastic, paper, tape (per LF)	26.86 LF	0.00	1.54	41.36
Includes risers and treads for top and bottom side of each flight				
226. Paint concrete the floor	43.67 SF	0.00	1.01	44.11
Totals: Stair A				1,790.02

Total: Twelfth Floor

2,472.21

Thirteenth Floor**Stair A Hall****Height: 8'**

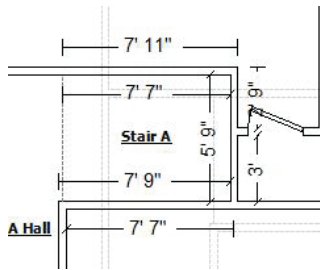
252.49 SF Walls	64.97 SF Ceiling
317.46 SF Walls & Ceiling	64.97 SF Floor
7.22 SY Flooring	31.56 LF Floor Perimeter
37.31 LF Ceil. Perimeter	

Missing Wall**5' 9" X 8'****Opens into STAIR_A****Door****2' 6" X 6' 8"****Opens into HALLWAY**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
227. Mask and prep for paint - plastic, paper, tape (per LF)	37.31 LF	0.00	1.54	57.46
228. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	317.46 SF	0.00	1.73	549.21

A.C.N.Y. Developers**CONTINUED - Stair A Hall**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
229. Paint door or window opening - 2 coats (per side)	1.00 EA	0.00	34.81	34.81
230. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	40.71	40.71
Totals: Stair A Hall				682.19

**Stair A****Height: 12' 6"**

289.70 SF Walls	43.67 SF Ceiling
333.36 SF Walls & Ceiling	43.67 SF Floor
4.85 SY Flooring	21.11 LF Floor Perimeter
26.86 LF Ceil. Perimeter	

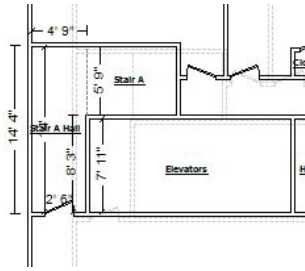
Missing Wall**5' 9" X 12' 6"****Opens into STAIR_A_HALL**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
231. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	333.36 SF	0.00	1.73	576.71
232. Paint stair stringer - one side	24.67 LF	0.00	4.25	104.85
233. Paint balustrade - two coats	12.33 LF	0.00	31.11	383.59
234. Seal & paint stair tread - per side - per LF	60.00 LF	0.00	5.99	359.40
235. Seal & paint stair riser - per side - per LF	70.00 LF	0.00	4.00	280.00
236. Mask and prep for paint - plastic, paper, tape (per LF)	26.86 LF	0.00	1.54	41.36
Includes risers and treads for top and bottom side of each flight				
237. Paint concrete the floor	43.67 SF	0.00	1.01	44.11
Totals: Stair A				1,790.02

Total: Thirteenth Floor

2,472.21

Fourteenth Floor

A.C.N.Y. Developers**Stair A Hall****Height: 8'**

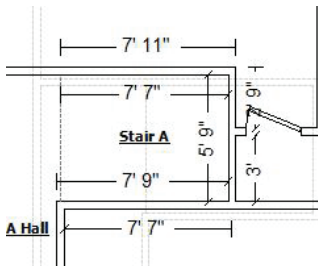
252.49 SF Walls	64.97 SF Ceiling
317.46 SF Walls & Ceiling	64.97 SF Floor
7.22 SY Flooring	31.56 LF Floor Perimeter
37.31 LF Ceil. Perimeter	

Missing Wall**5' 9" X 8'****Opens into STAIR_A****Door****2' 6" X 6' 8"****Opens into HALLWAY**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
238. Mask and prep for paint - plastic, paper, tape (per LF)	37.31 LF	0.00	1.54	57.46
239. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	317.46 SF	0.00	1.73	549.21
240. Paint door or window opening - 2 coats (per side)	1.00 EA	0.00	34.81	34.81
241. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	40.71	40.71

Totals: Stair A Hall

682.19

**Stair A****Height: 12' 6"**

289.70 SF Walls	43.67 SF Ceiling
333.36 SF Walls & Ceiling	43.67 SF Floor
4.85 SY Flooring	21.11 LF Floor Perimeter
26.86 LF Ceil. Perimeter	

Missing Wall**5' 9" X 12' 6"****Opens into STAIR_A_HALL**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
242. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	333.36 SF	0.00	1.73	576.71
243. Paint stair stringer - one side	24.67 LF	0.00	4.25	104.85
244. Paint balustrade - two coats	12.33 LF	0.00	31.11	383.59
245. Seal & paint stair tread - per side - per LF	60.00 LF	0.00	5.99	359.40
246. Seal & paint stair riser - per side - per LF	70.00 LF	0.00	4.00	280.00
247. Mask and prep for paint - plastic, paper, tape (per LF)	26.86 LF	0.00	1.54	41.36
Includes risers and treads for top and bottom side of each flight				
248. Paint concrete the floor	43.67 SF	0.00	1.01	44.11

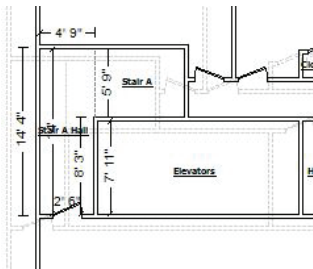
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A.C.N.Y. Developers**CONTINUED - Stair A**

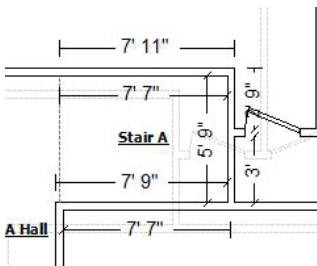
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Totals: Stair A				1,790.02
Total: Fourteenth Floor				2,472.21

Fifteenth Floor**Stair A Hall****Height: 8'**

252.49 SF Walls	64.97 SF Ceiling
317.46 SF Walls & Ceiling	64.97 SF Floor
7.22 SY Flooring	31.56 LF Floor Perimeter
37.31 LF Ceil. Perimeter	

Missing Wall**5' 9" X 8'****Opens into STAIR_A****Door****2' 6" X 6' 8"****Opens into HALLWAY**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
249. Mask and prep for paint - plastic, paper, tape (per LF)	37.31 LF	0.00	1.54	57.46
250. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	317.46 SF	0.00	1.73	549.21
251. Paint door or window opening - 2 coats (per side)	1.00 EA	0.00	34.81	34.81
252. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	40.71	40.71
Totals: Stair A Hall				682.19

**Stair A****Height: 12' 6"**

289.70 SF Walls	43.67 SF Ceiling
333.36 SF Walls & Ceiling	43.67 SF Floor
4.85 SY Flooring	21.11 LF Floor Perimeter
26.86 LF Ceil. Perimeter	

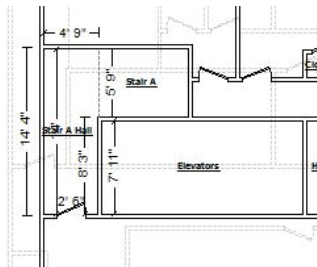
Missing Wall**5' 9" X 12' 6"****Opens into STAIR_A_HALL**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
253. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	333.36 SF	0.00	1.73	576.71

A.C.N.Y. Developers**CONTINUED - Stair A**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
254. Paint stair stringer - one side	24.67 LF	0.00	4.25	104.85
255. Paint balustrade - two coats	12.33 LF	0.00	31.11	383.59
256. Seal & paint stair tread - per side - per LF	60.00 LF	0.00	5.99	359.40
257. Seal & paint stair riser - per side - per LF	70.00 LF	0.00	4.00	280.00
258. Mask and prep for paint - plastic, paper, tape (per LF)	26.86 LF	0.00	1.54	41.36
Includes risers and treads for top and bottom side of each flight				
259. Paint concrete the floor	43.67 SF	0.00	1.01	44.11
Totals: Stair A				1,790.02

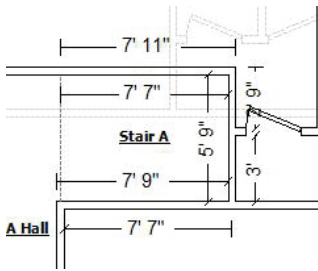
Total: Fifteenth Floor 2,472.21

Sixteenth Floor**Stair A Hall****Height: 8'**

252.49 SF Walls	64.97 SF Ceiling
317.46 SF Walls & Ceiling	64.97 SF Floor
7.22 SY Flooring	31.56 LF Floor Perimeter
37.31 LF Ceil. Perimeter	

Missing Wall**5' 9" X 8'****Opens into STAIR_A****Door****2' 6" X 6' 8"****Opens into HALLWAY**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
260. Mask and prep for paint - plastic, paper, tape (per LF)	37.31 LF	0.00	1.54	57.46
261. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	317.46 SF	0.00	1.73	549.21
262. Paint door or window opening - 2 coats (per side)	1.00 EA	0.00	34.81	34.81
263. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	40.71	40.71
Totals: Stair A Hall				682.19

A.C.N.Y. Developers**Stair A****Height: 12' 6"**

289.70 SF Walls	43.67 SF Ceiling
333.36 SF Walls & Ceiling	43.67 SF Floor
4.85 SY Flooring	21.11 LF Floor Perimeter
26.86 LF Ceil. Perimeter	

Missing Wall**5' 9" X 12' 6"****Opens into STAIR_A_HALL**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
264. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	333.36 SF	0.00	1.73	576.71
265. Paint stair stringer - one side	24.67 LF	0.00	4.25	104.85
266. Paint balustrade - two coats	12.33 LF	0.00	31.11	383.59
267. Seal & paint stair tread - per side - per LF	60.00 LF	0.00	5.99	359.40
268. Seal & paint stair riser - per side - per LF	70.00 LF	0.00	4.00	280.00
269. Mask and prep for paint - plastic, paper, tape (per LF)	26.86 LF	0.00	1.54	41.36
Includes risers and treads for top and bottom side of each flight				
270. Paint concrete the floor	43.67 SF	0.00	1.01	44.11
Totals: Stair A				1,790.02

Total: Sixteenth Floor	2,472.21
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Electrical

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
322. Electrician - per hour	1,350.00 HR	0.00	120.10	162,135.00
Electrician per hour to include: (as per bid from Demand Electric - Brooklyn, New York)				
1) all necessary labor required to remove existing BX wiring, devices and conduit from the basement to the 5th floor to allow for necessary demo procedures				
2) installation of all temporary conduits, BX wiring, 200 AMP electric panels per floor, fire alarm pull boxes, hi=hats, florescent lighting fixtures throughout stairwell, door lock set-ups, cameras, telephones, speaker strobes, exit signs, outlets and switches				
3) after all necessary repairs have been completed removal of all temporary conduits, BX wiring, 200 AMP electric panels per floor, fire alarm pull boxes, hi=hats, florescent lighting fixtures throughout stairwell, cameras, telephones, speaker strobes, outlets and switches will be executed to allow for replacement of all original devices, conduits and BX wiring to bring building back to pre-existing condition				
4) re-installation of all wiring, conduits and devices that were removed at the beginning of the project				
323. ELECTRICAL - materials	1.00 TL	0.00	52,000.00	52,000.00

A.C.N.Y. Developers**CONTINUED - Electrical**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Materials to include: (as per bid from Demand Electric - Brooklyn, New York)				
1) fire alarm pull boxes w/ 4" conduit, door lock set ups for card readers, exit signs, speaker strobes, pull stations, hi=hats, florescent light fixtures, cameras, telephones, BX wiring, Cat 5E wiring, fire alarm wiring, temp wiring and fixtures for stairwell, all necessary conduits for wiring w/ associated hanging devices, 200 AMP electrical panels, junction boxes, outlets, switches and misc. materials				
Totals: Electrical				214,135.00

Exterior/General

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
282. Detach & Reset Neon sign - large - High grade - Duane Reade sign	1.00 TL	0.00	0.00	13,500.00
Please Note, the removal of the large wall mounted exterior sign will include the following:				
1) scissor lift to remove and reset the sign				
2) capping off of existing electrical feeds leading to the sign				
3) off-site storage for up to 12 months				
4) resetting and re-energizing the sign after the necessary structure repairs have been completed				
Totals: Exterior/General				13,500.00

Stairway

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
293. Structural steel framing - high rise bldg. - per ton	24.00 TN	0.00	3,191.84	76,604.16
Supply and install structural steel framing to accommodate and support installation of exterior stairwell leading down to the street				
325. Concrete Piles - 24" diameter	60.00 LF	0.00	135.76	8,145.60
Footings for vertical structural steel footing				
326. Insulation - ISO board, 1"	2.50 SQ	0.00	185.58	463.95
327. Flashing, 14" wide - copper	70.00 LF	0.00	10.04	702.80
328. Aluminum termination bar / flashing for membrane roofs	24.00 LF	0.00	2.60	62.40
329. Glass mat gypsum - 1/2" - primed	2.50 SQ	0.00	199.21	498.03
330. Modified bitumen roof - hot mopped	2.50 SQ	0.00	390.60	976.50
331. Remove Additional charge for high roof (2 stories or greater)	2.50 SQ	8.04	0.00	20.10

A.C.N.Y. Developers**CONTINUED - Stairway**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
332. Additional charge for high roof (2 stories or greater)	2.50 SQ	0.00	18.63	46.58
294. Concrete pump truck (per hour) - 8 hrs per day x 6 days	48.00 HR	0.00	297.57	14,283.36
296. Concrete slab on grade - 8" - finished in place	1,440.00 SF	0.00	6.71	9,662.40
297. Steel rebar - #10 (1-1/4")	900.00 LF	0.00	5.31	4,779.00
298. Concrete slab reinforcement - #3 (3/8") - grid, 24" ea way	1,440.00 SF	0.00	0.75	1,080.00
316. Temporary Egress Staircase from the 6th floor to the street - as per proposed drawings	1.00 TL	0.00	484,285.71	484,285.71
Please Note - the proposed quote includes fabrication of staircase off-site, installation of the staircase and removal of the staircase upon completion of the project				
312. Metal studding, 6" wide, 16" OC, 20 gauge	3,600.00 SF	0.00	2.70	9,720.00
317. Steel door, 3' x 7' - with glass lite	6.00 EA	0.00	1,475.00	8,850.00
318. Residential automatic door operator system	6.00 EA	0.00	1,582.24	9,493.44
319. Wireless/Keyless entry pad for auto door operator system	6.00 EA	0.00	140.01	840.06
Entry door units w/ key less entry and automatic door opener per floor and for the street level entrance				
313. Sheathing - fiberglass gypsum panel - 5/8"	4,800.00 SF	0.00	1.84	8,832.00
314. 5/8" drywall - hung, taped, floated, ready for paint	6,000.00 SF	0.00	2.86	17,160.00
315. Seal/prime then paint the surface area twice (3 coats)	2,900.00 SF	0.00	1.42	4,118.00
Includes panting of new drywall for all 6 floors				
Totals: Stairway				660,624.09

Demolition

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
292. General Demolition - per hour - front elevation	1,728.00 HR	76.19	0.00	131,656.32

A.C.N.Y. Developers**CONTINUED - Demolition**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
General Demolition labor to include: 12 men, 8 hrs. per day x 3 days per floor x 6 floors				
1) removal of exterior facade wall panels, window units and backing board per floor directly over the entry foyer roof for the purpose of exposing structural support columns and I-beams to allow for installation and erection of the exterior staircase, floor decks and wall build outs				
2) complete removal of interior walls where windows and garbage chute are located to allow for access door units to be installed in to new stairwell				
Please Note - the temporary stairwell will start one floor above the left elevation (5th floor) where the actual demolition will be taking place to allow for the necessary egress to the street				
306. General Demolition - per hour - removal of all structural materials and 7,500 PSI concrete wall from adjoining building - 6 floors total	10,560.00 HR	76.19	0.00	804,566.40
General Demolition labor to include: 12 men, 8 hrs. per day x 30 days per floor x 5 floors				
1) removal of exterior facade wall panels, backing board, galvanized wall studs, drywall, trim & 7,500 PSI concrete per floor on the south side of the building from the 1st floor to the 6th floor for the purpose of exposing structural support columns and I-beams to allow for installation of the copper panel system and necessary structural materials needed to return the building back to its pre-loss condition.				
All debris will be hand carried through existing stairwell to the street to on-site truck for the purpose of live load disposal				
Please Note - there are 8 weekend days that were deducted from a 30 day month				
321. General Demolition - per hour - front elevation - removal of all temporary structural materials	2,880.00 HR	76.19	0.00	219,427.20
General Demolition labor to include: 12 men, 8 hrs. per day x 5 days per floor x 6 floors				
1) removal of all temporary building materials to return the building back to pre-loss condition from the basement of the 6th floor				
307. General Demolition Equipment & Materials - electric jack hammers, concrete saw cutting equipment w/ diamond blades, compressors, hoses & PPE per man, per day - per floor	5.00 PF	0.00	9,750.00	48,750.00
Please Note - a repair supplement may be needed if the proposed demo procedures and/or heavy equipment needed for this project exceeds the proposed amount of time allotted per floor				
340. Neg. air fan/Air scrub.-XLrg (per 24 hr period)-No monit.	300.00 DA	0.00	155.00	46,500.00
Please Note - HEPA equipped air scrubber will be placed on both sides of the hallway during the demo procedures to control the migration of dust throughout the building. The primary filter will be replaced once a week throughout the demo procedures				
341. Add for HEPA filter (for neg. air machine/vacuum - Large)	40.00 EA	0.00	247.91	9,916.40
Totals: Demolition				1,260,816.32

Left Elevation

A.C.N.Y. Developers**CONTINUED - Left Elevation**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
285. Copper Panel Installer per hour - per hour	4,224.00 HR	0.00	129.19	545,698.56
286. Copper Panel General Laborer - per hour	2,112.00 HR	0.00	49.25	104,016.00
Copper Panel Installer labor per hour to include:				
1) fabrication of exterior grade copper panels on site using pneumatic break to create clapsed attachment joint to allow for soldered seams				
2) installation of copper lentil at the 8' height per floor to hold panels in place prior to soldering procedures				
3) vertical & horizontal soldering of the copper panels to create a water tight seam				
284. (Material Only) Copper panel system for south exterior wall - standing seam 1" - 20 oz - fabricated on site - includes waste	4,500.00 SF	0.00	14.43	64,935.00
305. Premium self adhering SBS asphalt water barrier - Fully adhered system - 90 mil	43.00 SQ	0.00	565.88	24,332.84
287. Provide and install new elastomeric sealant in vertical and horizontal panel joints	4,224.00 LF	0.00	7.50	31,680.00
288. Provide and install metal flashing and counterflashing where needed to correspond with panel placement between levels	240.00 LF	0.00	45.00	10,800.00
300. Lag bolt - 1/2" x " - hex lag screw - zinc plated	1,584.00 EA	0.00	13.95	22,096.80
289. Fire retardant insulation - Spray-on mineral fiber	3,024.00 SF	0.00	1.65	4,989.60
290. Acoustical/fire-safing insulation - 6" mineral wool	3,024.00 SF	0.00	1.51	4,566.24
301. Moisture protection for exterior walls - visqueen - 6 mil	3,024.00 SF	0.00	0.47	1,421.28
302. Metal studding, 6" wide, 16" OC, 20 gauge	3,024.00 SF	0.00	2.70	8,164.80
303. Sheathing - fiberglass gypsum panel - 5/8"	4,500.00 SF	0.00	1.84	8,280.00
304. 5/8" drywall - hung, taped, floated, ready for paint	4,500.00 SF	0.00	2.86	12,870.00
324. Drywall Installer / Finisher - per hour	100.00 HR	0.00	91.44	9,144.00
Drywall labor per hour to include:				
1) scrape, tape, spackle and sand affected areas not being replaced - 20 hours per floor x 5 floors				
308. Supply, install and remove temporary stainless steel trash chute from the 6th floor to the basement during necessary repairs	1.00 TL	190,000.00	0.00	190,000.00

A.C.N.Y. Developers**CONTINUED - Left Elevation**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Please Note - the proposed costs for the trash chute include:				
1) removal of the existing chute from the 5th floor to the basement				
2) fabrication of 2' wide stainless steel chute to be attached the exiting chute on a 45 degree angle at the 5th floor and street level				
3) fabrication of trash chute doors on each floor for the purpose of access for all students and building staff				
4) removal of temporary chute after necessary repairs have been completed				
5) re-installation of existing trash chute and doors back to pre-loss condition				
Totals: Left Elevation				1,042,995.12

HVAC

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
291. HVAC - supply, install and remove roof mounted units for the purpose of air conditioning existing areas and proper pressurization of exterior stairwell	1.00 TL	0.00	515,450.00	515,450.00
HVAC bid item to include the following: (as per bid from Nelson Air Device - Maspeth, New York)				
1) remove, relocate and re-install 6 wall mounted convector units presently in front of the windows from the 2nd floor to the 6th floor				
2) remove A/C unit front the entry foyer roof and relocate on the roof temporarily while structure repairs are being performed (18 story building). After repairs have been completed the A/C will be re-installed at it present location				
3) supply and install all necessary ductwork from the buildings roof through the stairwell and in to the reception area for the purpose of positive pressure and heat inside of the new staircase.				
4) includes the cost of large crane w/ necessary permits and fees that will require that the street be closed down twice between 14th and 15th street on 3rd avenue on approved Saturdays by the NYC Dept of Building to allow installation of roof top units and removal of said units after all necessary repairs have been completed				
5) attached cost includes the all necessary man hours, supervision, materials and cost HVAC units. (all costs to be determined after final drawings have been approved by NYC Building Dept and subsequent parties involved with this claim)				
320. Fire Sprinklers - extend 2" fire sprinklers pipes w/ new heads per floor and return to existing locations after repairs have been completed	6.00 EA	0.00	4,319.56	25,917.36
Includes purging and testing of existing system from the basement to the 6th floor. There will be a total 3 sprinklers per floor that will require rerouting to properly protect existing ares and the new stairwell being installed				
Totals: HVAC				541,367.36

Debris Removal

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
280. Live load pick up per CY - includes loading debris into dump truck	960.00 CY	100.00	0.00	96,000.00

A.C.N.Y. Developers**CONTINUED - Debris Removal**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
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Please Note - due to the weight of the 7,500 PSI concrete that is being removed, the CY cost has been changed to reflect the cost of debris removal in Manhattan. The total of amount of debris being removed is subject to change and a repair supplement might be required after a manifest of the debris being removed has been presented

Totals: Debris Removal				96,000.00
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Scaffolding

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
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271. Scaffolding - provide suspended electric scaffolding & side walk roof	18.00 EA	0.00	27,500.00	495,000.00
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Scaffolding system to include:

1) 23 total material drops, 8 initial set ups and approx. 18 moves to allow for necessary demo, build out and breakdown of entire staircase system

272. Scaffolding - scaffolding insurance , permits and fees	1.00 TL	0.00	17,500.00	17,500.00
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Please Note - scaffolding insurance, permits and fees is generally paid as incurred. The attached cost for these items will be subject to change upon execution of this aforementioned project.

Totals: Scaffolding				512,500.00
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Post Construcion Clean Up

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
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274. Cleaning - Supervisory/Administrative - per hour	2,080.00 HR	0.00	60.50	125,840.00
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273. Cleaning Technician - incl. cleaning agent - per hour	4,160.00 HR	0.00	45.38	188,780.80
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Cleaning Technician labor to include: 3 man staff per floor x 5 days - 5 floors total for approx. 52 weeks

1) perform post construction clean up of all affected floors throughout the building during and after necessary demo & structure repairs have been completed. These procedures will be performed on a weekly basis due to the building being occupied by students/residents/staff

Totals: Post Construcion Clean Up				314,620.80
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Off Site Storage

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
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A.C.N.Y. Developers**CONTINUED - Off Site Storage**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
309. Packaging, Handling, Storage - off site storage	48.00 UN	0.00	365.00	17,520.00
Off Site Storage to include:				
1) off site storage for the following items to be re-installed after necessary structure repairs have been completed (affected windows, doors, heating units, garbage chute doors and A/C unit on lower roof above entry way) for 1 year. The terms of the storage will be adjusted as per the length of the project. Includes packing out and protection of said items prior to being moved off site				
2) 4 large units x 12 months (actual storage duration to be determined)				
335. Moving van (24' - 27') and equipment - per day	4.00 EA	0.00	190.29	761.16
337. Contents Evaluation and/or Supervisor/Admin - per hour	16.00 HR	0.00	60.50	968.00
336. Inventory, Packing, Boxing, and Moving charge - per hour	112.00 HR	0.00	49.25	5,516.00
8 men, 8 hrs each x 2 days for moving the structural items to an off site storage location for the duration of the project and returning said items to the building to be re-installed				
Totals: Off Site Storage				24,765.16

Site Work/Excavation

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
333. CONCRETE & ASPHALT	1.00 TL	0.00	125,000.00	125,000.00
Site work/Excavation on 3rd Avenue to include the following items:				
1) Permits/lane closures for the sidewalk - includes 5' long plastic jersey barricades, metal decking road plates (2 month rental period) & delivery charge for metal road plates - \$ 12,500				
2) Street work removals - includes chopping/saw cutting concrete sidewalk flags and pavement and necessary equipment/man power needed to perform necessary task - \$ 17,500				
3) Excavation - underground utility survey, excavation and necessary equipment/man power needed to perform necessary task - \$ 65,000				
4) Backfill - control fill and necessary equipment/man power needed to perform necessary task - \$ 25,000				
5) Permits and associated Fees - will be needed for professional engineering drawings for sheeting, cylinder compression testing, 2 slump tests, 3/4" stone gravel test and a concrete compaction test (all costs to be determined) - \$5,000				
Totals: Site Work/Excavation				125,000.00

Concrete Foundation

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
334. CONCRETE & ASPHALT	1.00 EA	0.00	28,500.00	28,500.00

A.C.N.Y. Developers**CONTINUED - Concrete Foundation**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Concrete Foundation on 3rd Avenue to include the following items:				
1) Spread concrete footings - includes #5 rebars 1' O.C. each way w/ epoxy coat, form stripping, allowance for removal of forms, allowance for short load fee and necessary equipment/man power needed to perform necessary task - \$8,000				
2) Sidewalk Restoration - includes gravel fill, 4000 PSI concrete, welded wire fabric, allowance for short load fee & broom finish and necessary equipment/man power needed to perform necessary task - \$7,500				
3) Tie beams - includes tying in foundation so it is rigid, rebar w/ ties 12" O.C., form stripping, allowance for removal of forms and necessary equipment/man power needed to perform necessary task - \$12,000				
4) Permits and associated Fees - will be needed for a cylinder compression testing, 2 slump tests and 3/4" stone gravel test (all costs to be determined) - \$1,000				
Totals: Concrete Foundation				28,500.00

General Conditions

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
277. Commercial Supervision / Project Management - per hour	4,160.00 HR	0.00	85.01	353,641.60
2 Supervisors, 8 hrs. per day x 5 days x 52 weeks				
342. Safety Monitor - per hour	2,080.00 HR	0.00	125.00	260,000.00
OSHA regulations and training specify that a safety monitor is a worker whose SOLE DUTY is to protect up to 8 other workers. Safety calculations are based on labor hours provided by Xactimate, in compliance with OSHA 1926.502 (h) (1).				
278. General Laborer - per hour	2,080.00 HR	0.00	49.25	102,440.00
General Labor to include:				
1) protection of common hallways, stairwells and entry foyer during the structure repair procedures				
2) additional labor required to load and unload structure materials in a residential area with limited parking				
3) labor associated with hand carrying necessary structural materials through narrow stairwells to designated floors where work is being performed				
4) daily site clean up of work areas				
2 men, 4 hrs. per day x 5 day work week for 52 weeks				
279. Taxes, insurance, permits & fees (Bid item)	1.00 TL	0.00	72,000.00	72,000.00
Please Note - all necessary permits and fees are to be paid as incurred (this cost excludes the price of an expeditor) Attached is the approx. costs for the permits and fees that will be required by the NYC Building Dept.				
Totals: General Conditions				788,081.60
Line Item Totals: CORALR-04-15-01				5,704,488.71

A.C.N.Y. Developers

Grand Total Areas:

193,684. 34	SF Walls	111,295. 33	SF Ceiling	304,979. 67	SF Walls and Ceiling
111,296. 16	SF Floor	12,366.24	SY Flooring	23,767.95	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	23,965.04	LF Ceil. Perimeter
111,296. 16	Floor Area	116,035. 98	Total Area	194,198. 68	Interior Wall Area
41,115.42	Exterior Wall Area	5,594.71	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

A.C.N.Y. Developers

Summary

Line Item Total			5,704,488.71
Overhead	@	10.0%	561,499.17
Profit	@	10.0%	561,499.17
Total Tax(Rep-Maint)	@	8.875%	599,529.11
			<hr/>
Replacement Cost Value			\$7,427,016.16
Net Claim			\$7,427,016.16
			<hr/> <hr/>

 Ken Wilson

A.C.N.Y. Developers**Recap by Room****Estimate: CORALR-04-15-01****Area: Main Level**

Lobby	7,880.79	0.14%
Exit Hallway	1,905.91	0.03%
Stairwell A	1,805.61	0.03%

Area Subtotal: Main Level	11,592.31	0.20%
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Area: Second Floor

Stair A Hall	2,729.42	0.05%
Stair A	1,790.02	0.03%
Hallway	6,987.57	0.12%

Area Subtotal: Second Floor	11,507.01	0.20%
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Area: Third Floor

Stair A Hall	1,515.31	0.03%
Stair A	1,790.02	0.03%
Hallway	6,987.57	0.12%

Area: Apartment G

Back Bedroom	2,780.94	0.05%
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Area Subtotal: Apartment G	2,780.94	0.05%
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Area Subtotal: Third Floor	13,073.84	0.23%
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Area: Fourth Floor

Stair A Hall	1,515.31	0.03%
Stair A	1,790.02	0.03%
Hallway	6,987.57	0.12%

Area: Apartment G

Back Bedroom	2,780.94	0.05%
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Area Subtotal: Apartment G	2,780.94	0.05%
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Area Subtotal: Fourth Floor	13,073.84	0.23%
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Area: Fifth Floor

Stair A Hall	682.19	0.01%
Stair A	1,790.02	0.03%

Area Subtotal: Fifth Floor	2,472.21	0.04%
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A.C.N.Y. Developers

Area: Sixth Floor		
Stair A Hall	682.19	0.01%
Stair A	1,790.02	0.03%
<hr/>		
Area Subtotal: Sixth Floor	2,472.21	0.04%
Area: Seventh Floor		
Stair A Hall	682.19	0.01%
Stair A	1,790.02	0.03%
<hr/>		
Area Subtotal: Seventh Floor	2,472.21	0.04%
Area: Basement		
Stairs to Basement	2,669.74	0.05%
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Area Subtotal: Basement	2,669.74	0.05%
Area: Eighth Floor		
Stair A Hall	682.19	0.01%
Stair A	1,790.02	0.03%
<hr/>		
Area Subtotal: Eighth Floor	2,472.21	0.04%
Area: Ninth Floor		
Stair A Hall	682.19	0.01%
Stair A	1,790.02	0.03%
<hr/>		
Area Subtotal: Ninth Floor	2,472.21	0.04%
Area: Tenth Floor		
Stair A Hall	682.19	0.01%
Stair A	1,790.02	0.03%
<hr/>		
Area Subtotal: Tenth Floor	2,472.21	0.04%
Area: Eleventh Floor		
Stair A Hall	682.19	0.01%
Stair A	1,790.02	0.03%
<hr/>		
Area Subtotal: Eleventh Floor	2,472.21	0.04%
Area: Twelfth Floor		
Stair A Hall	682.19	0.01%
Stair A	1,790.02	0.03%
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Area Subtotal: Twelfth Floor	2,472.21	0.04%

Area: Thirteenth Floor

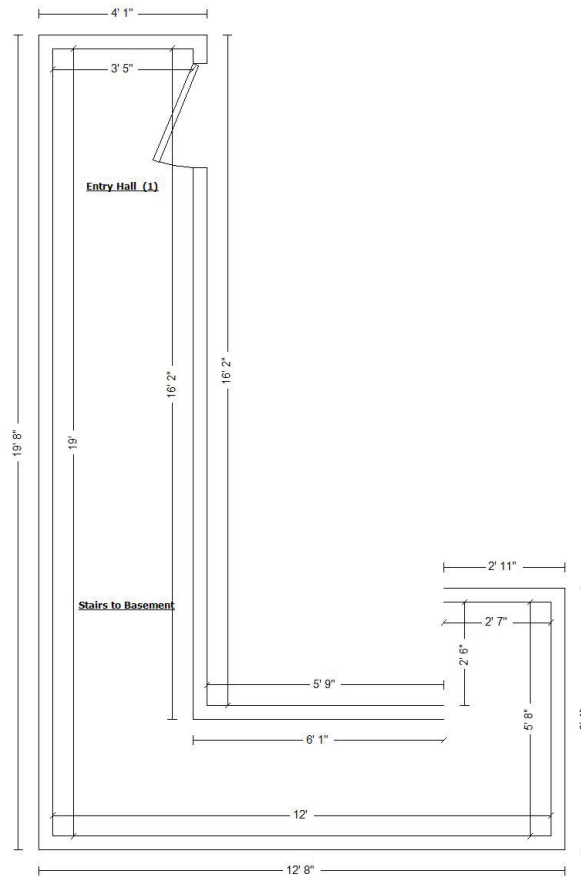
A.C.N.Y. Developers

Stair A Hall	682.19	0.01%
Stair A	1,790.02	0.03%
<hr/>		
Area Subtotal: Thirteenth Floor	2,472.21	0.04%
 Area: Fourteenth Floor		
Stair A Hall	682.19	0.01%
Stair A	1,790.02	0.03%
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Area Subtotal: Fourteenth Floor	2,472.21	0.04%
 Area: Fifteenth Floor		
Stair A Hall	682.19	0.01%
Stair A	1,790.02	0.03%
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Area Subtotal: Fifteenth Floor	2,472.21	0.04%
 Area: Sixteenth Floor		
Stair A Hall	682.19	0.01%
Stair A	1,790.02	0.03%
<hr/>		
Area Subtotal: Sixteenth Floor	2,472.21	0.04%
Electrical	214,135.00	3.75%
Exterior/General	13,500.00	0.24%
Stairway	660,624.09	11.58%
Demolition	1,260,816.32	22.10%
Left Elevation	1,042,995.12	18.28%
HVAC	541,367.36	9.49%
Debris Removal	96,000.00	1.68%
Scaffolding	512,500.00	8.98%
Post Construcion Clean Up	314,620.80	5.52%
Off Site Storage	24,765.16	0.43%
Site Work/Excavation	125,000.00	2.19%
Concrete Foundation	28,500.00	0.50%
General Conditions	788,081.60	13.82%
<hr/>		
Subtotal of Areas	5,704,488.71	100.00%
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Total	5,704,488.71	100.00%

A.C.N.Y. Developers**Recap by Category**

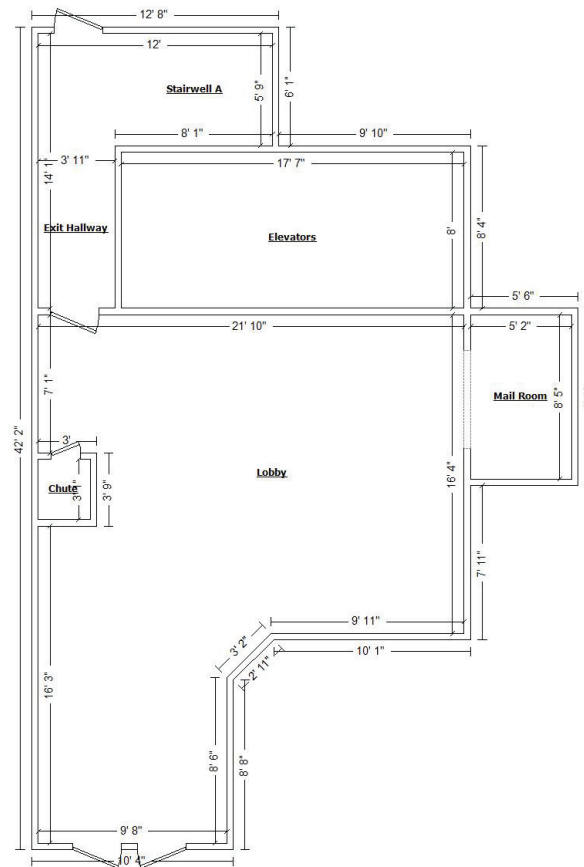
O&P Items		Total	%	
CLEANING		316,339.02	4.26%	
CONCRETE & ASPHALT		191,450.36	2.58%	
CONTENT MANIPULATION		246.26	0.00%	
CONT: PACKING,HANDLNG,STORAGE		24,765.16	0.33%	
GENERAL DEMOLITION		1,444,034.35	19.44%	
DOORS		8,850.00	0.12%	
DRYWALL		47,674.83	0.64%	
ELECTRICAL		214,135.00	2.88%	
HEAVY EQUIPMENT		48,750.00	0.66%	
FLOOR COVERING - STONE		803.43	0.01%	
FLOOR COVERING - VINYL		198.94	0.00%	
FINISH CARPENTRY / TRIMWORK		629.62	0.01%	
FINISH HARDWARE		10,333.50	0.14%	
FIRE PROTECTION SYSTEMS		25,917.36	0.35%	
FRAMING & ROUGH CARPENTRY		57,093.60	0.77%	
HAZARDOUS MATERIAL REMEDIATION		56,416.40	0.76%	
HEAT, VENT & AIR CONDITIONING		515,450.00	6.94%	
INSULATION		9,555.84	0.13%	
LABOR ONLY		716,081.60	9.64%	
LIGHT FIXTURES		13,807.44	0.19%	
MOISTURE PROTECTION		1,421.28	0.02%	
PAINTING		70,849.97	0.95%	
ROOFING		784,212.66	10.56%	
SCAFFOLDING		495,000.00	6.66%	
STEEL COMPONENTS		560,889.87	7.55%	
WINDOW TREATMENT		82.22	0.00%	
O&P Items Subtotal		5,614,988.71	75.60%	
Non-O&P Items		Total	%	
PERMITS AND FEES		72,000.00	0.97%	
SCAFFOLDING		17,500.00	0.24%	
Non-O&P Items Subtotal		89,500.00	1.21%	
O&P Items Subtotal		5,614,988.71	75.60%	
Overhead	@	10.0%	561,499.17	7.56%
Profit	@	10.0%	561,499.17	7.56%
Total Tax(Rep-Maint)	@	8.875%	599,529.11	8.07%
Total		7,427,016.16	100.00%	

Basement



Basement

Main Level

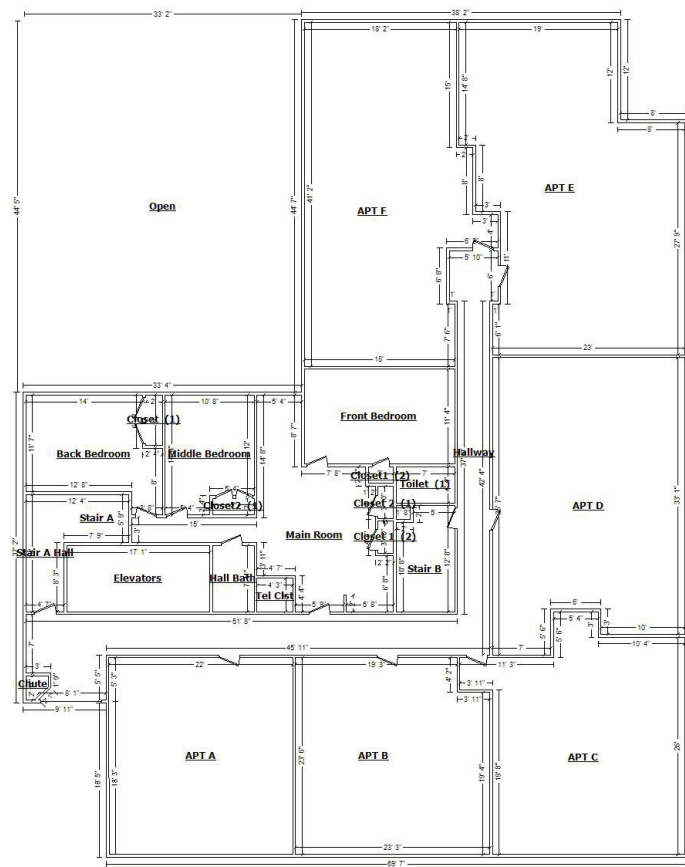


Main Level

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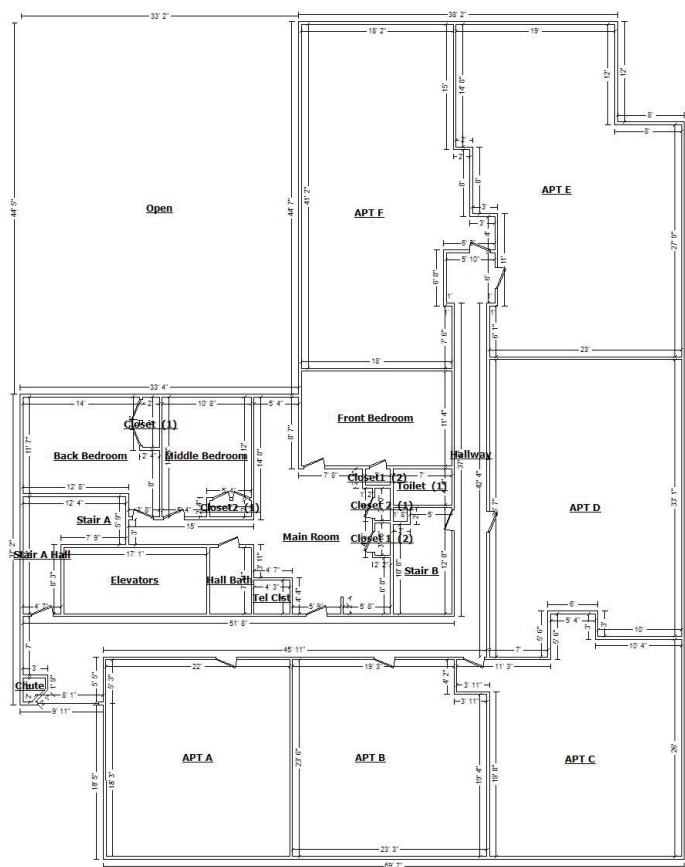
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Fourth Floor



Fourth Floor

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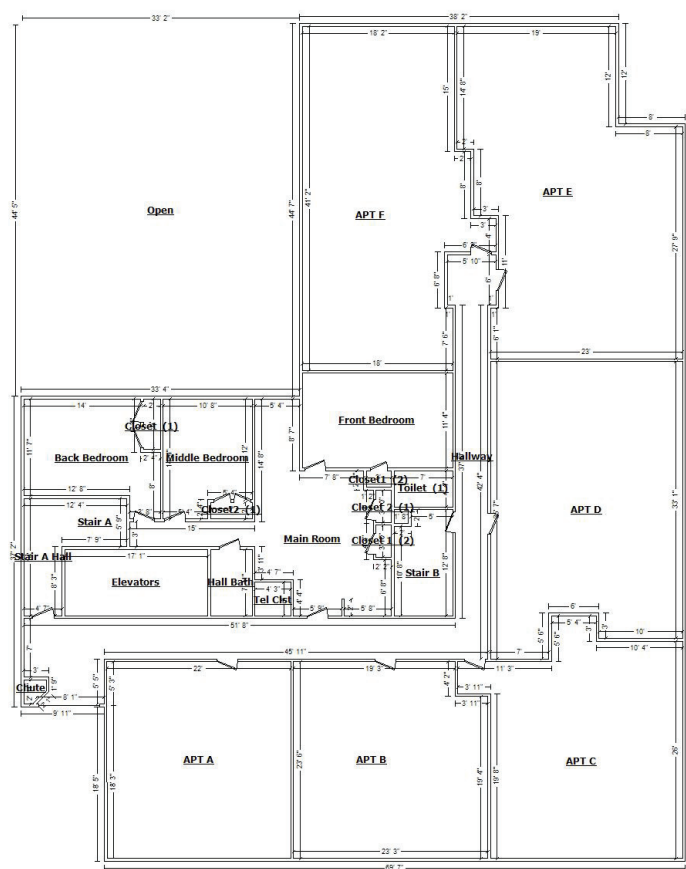
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Sixth Floor



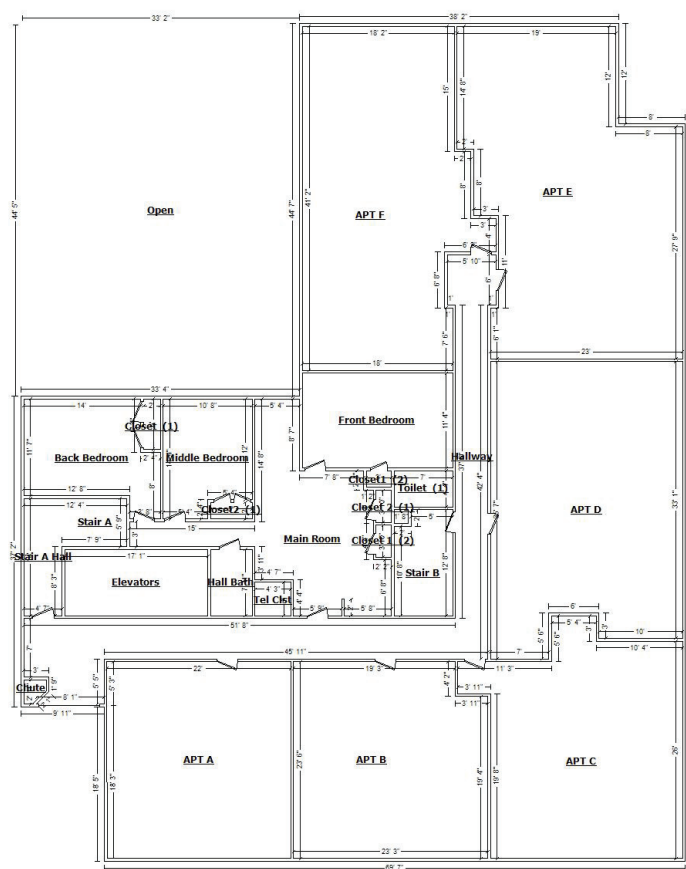
Sixth Floor

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Seventh Floor



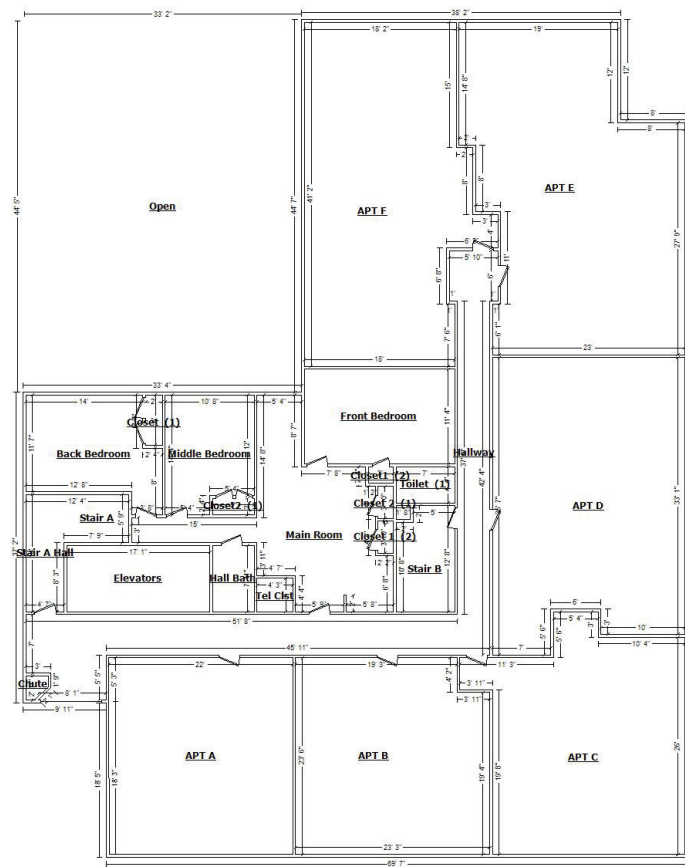
Seventh Floor

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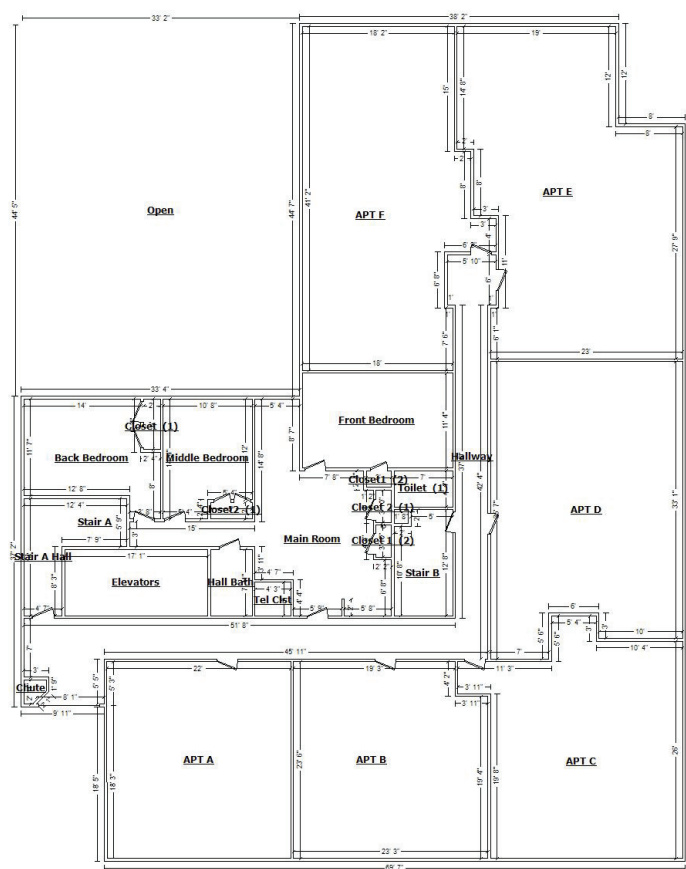
Eighth Floor





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Tenth Floor



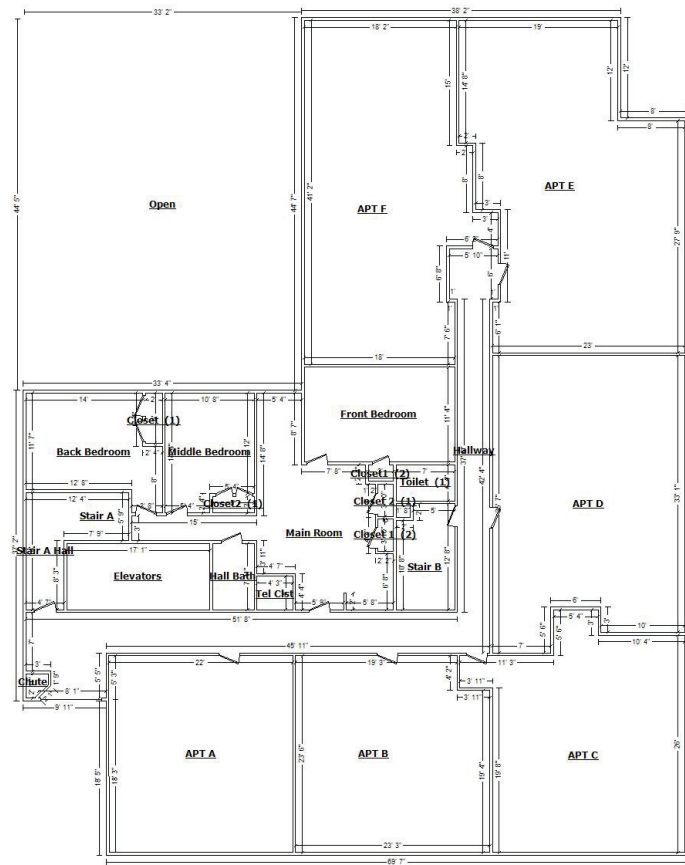
Tenth Floor

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Eleventh Floor



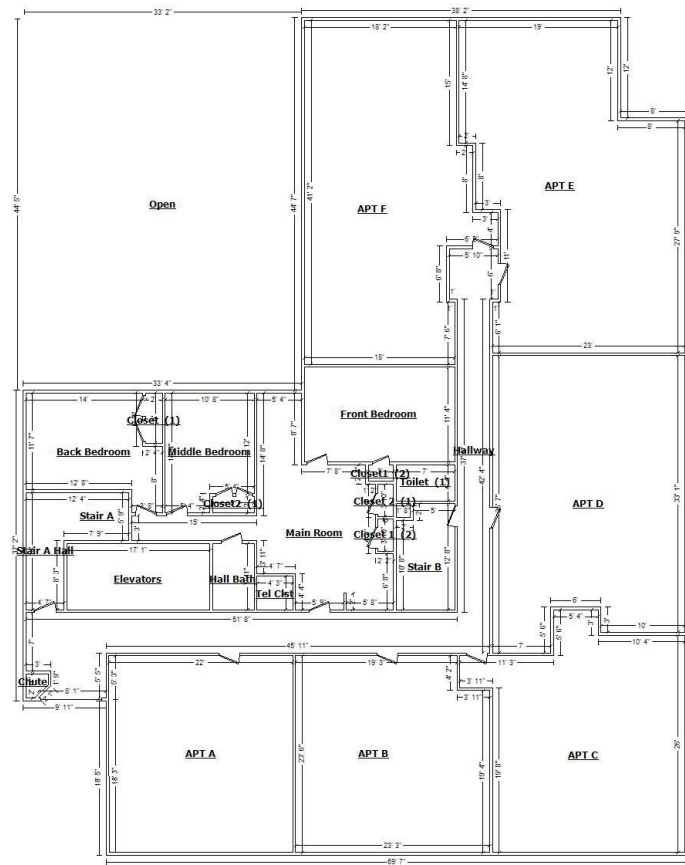
Eleventh Floor

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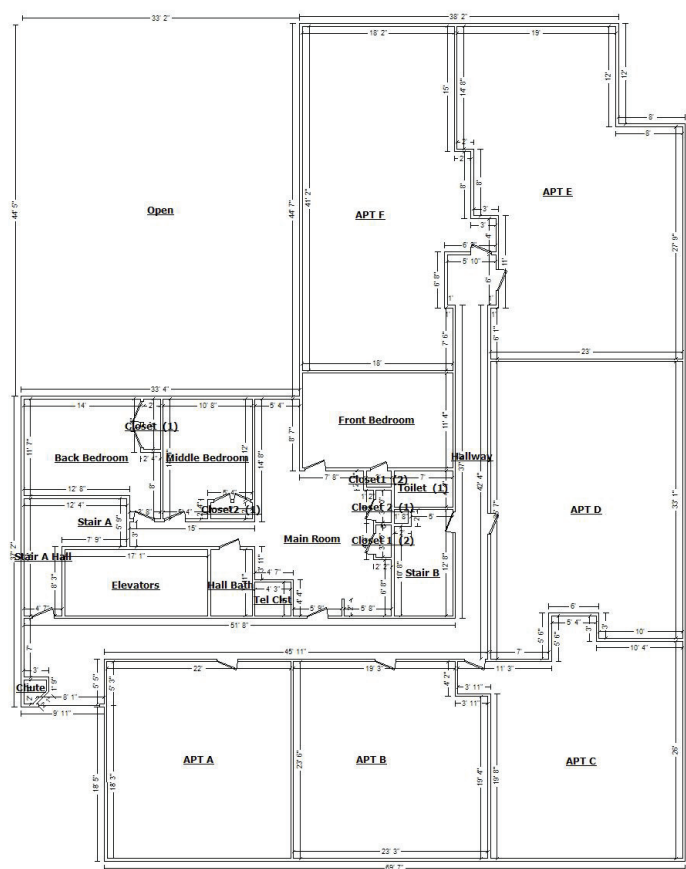
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Fourteenth Floor



Fourteenth Floor

Twelfth Floor



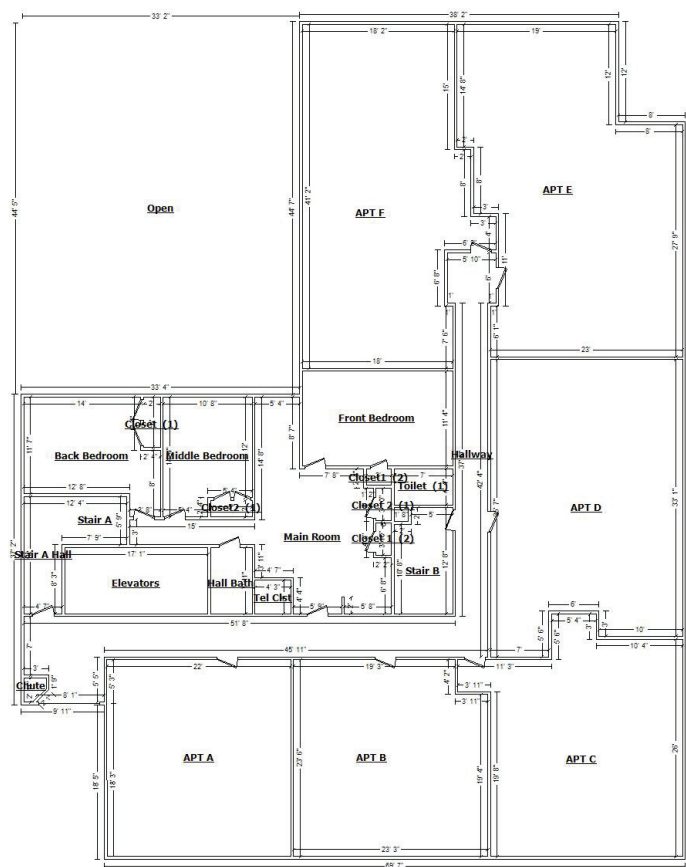
Twelfth Floor

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Fifteenth Floor



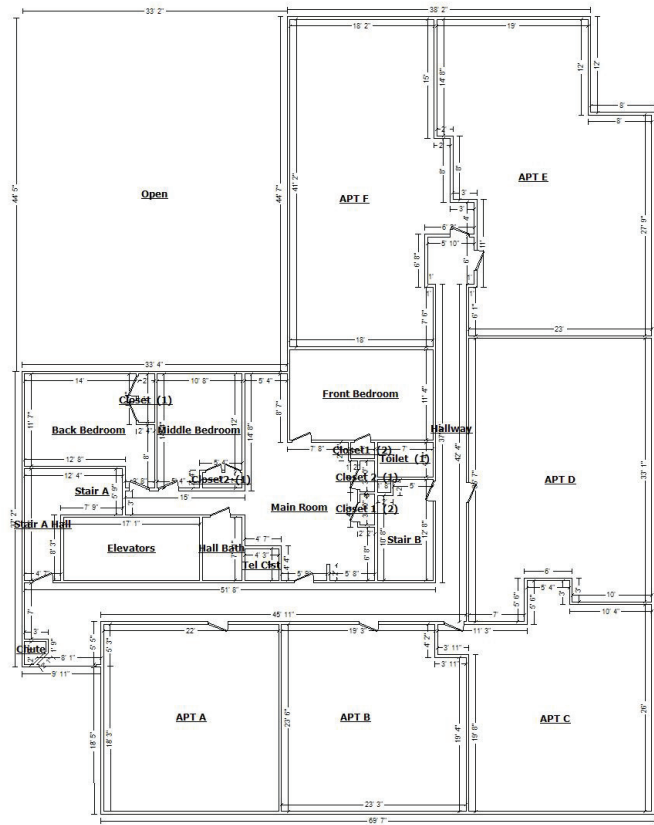
Fifteenth Floor

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Sixteenth Floor



Sixteenth Floor

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